



Sullivan County Visitors Association
100 Sullivan Ave., Suite 2
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Ferndale, New York 12734
845.747.4449
800.882.CATS
Fax. 845.747.4468
info@scva.net

June 9, 2014

Gail Thorpe
Supervisor of Contract Administration
NYS Gaming Facilities Location Board
1 Broadway Center
Schenectady, NY 12301-7500

The Sullivan County Visitors Association (SCVA) fully supports the \$750 million Adelaar resort application for development. Adelaar is sure to attract a wide variety of visitors from across this region of the U.S as well as nationally and internationally. The resort will be built on a 1,700-acre site in the Catskills, one of the most accessible and striking areas of New York State. It has been designed to offer a diverse array of experiences, from indoor and outdoor recreational activities to fine dining, shopping and gaming.

The Sullivan County Visitors Association's representing over 300 tourism businesses and the entire tourism industry of the Sullivan County Catskills has a mission to promote this area as a year round premier destination to the travelling public. The inclusion of the Adelaar resort will assist in this mission and benefit the existing tourism industry.

The Sullivan County tourism industry will benefit greatly from Adelaar's addition to the tourism assets. Positioned to achieve the economic investment and tourism goals required from the state in its Gaming Economic Development Act, Adelaar will create a boon to the region's economy and tourism industry in tourism will positively impact local businesses. Adelaar's lodging options alone will include 1,106 hotel rooms in five different venues: the casino hotel, bed and breakfast, resort hotel, adventure hotel and water park hotel. Visitors as well as employees at the resort will undoubtedly want to explore the Sullivan County area, resulting in more business for local companies.

Area businesses will see even greater benefits than a spike in tourism as Adelaar is working to form proactive and lucrative partnerships with local companies and entertainment venues. In addition, the organization's upcoming job training program will provide valuable training and many future employment and advancement opportunities for college graduates.

Sullivan County residents and businesses will see tremendous benefits from Adelaar's construction and operation. Increased tourism will boost local businesses, while the resort's temporary construction related jobs and permanent full and part-time positions will go a long way in alleviating unemployment rates throughout the county.

The Sullivan County Visitors Association as a NYS recognized Convention and Visitors Bureau and NYS tourism promotion agency seeks to team with Adelaar to market this destination as a meeting and conference center utilizing on-site and off-site lodging options, re-igniting the Sullivan County Catskills as a meeting destination as well as a NYS premier vacation destination further increasing visitor spending and sales tax revenue.

The Sullivan County Visitors Association supports Adelaar and additional casino projects along the Rt17/I-86 corridor as the synergy of two casinos located in close proximity on a major interstate will increase exponentially the economic stimulus to the Catskills and New York State.

The Sullivan County Visitors Association respectfully requests that positive consideration be given to this important development project.

Sincerely,

A handwritten signature in cursive script, reading "Roberta Byron-Lockwood".

Roberta Byron-Lockwood
President/CEO Sullivan County Visitors Association



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January 14, 2013

Honorable Anthony Cellini and
Members of the Town of Thompson Board

Dear Supervisor Cellini and Members of the Town Board,

As you know, tourism is a critical driver of the local economy, as visitors come to Sullivan County to experience the beauty of the Catskills. However, I believe we are poised for a new era of growth. By approving EPR Properties and Empire Resort's plans to build a transformative destination resort in the Town of Thompson, the Town Board will be giving the go-ahead for a project that will benefit our region for generations to come.

A redeveloped Concord will offer a tremendous boost to our tourism industry, offering a true destination for visitors from across the northeast. It will add more than 1,800 hotel rooms, 900,000 square feet of commercial space and a rehabilitated, championship-level Monster golf course, making for a unique experience that feels more like a community than a typical resort. The casino resort will act as the anchor, spurring development in and around the site in both the short and long term.

Thanks to the approach EPR and Empire Resorts have taken, the resort will not only benefit tourists. Plans call for a neighborhood style environment that will also serve as a destination for local residents throughout the year. Thus, when visitors come to enjoy the resort, they will also be experiencing the local people and culture that make Sullivan County so special.

On behalf of the Sullivan County Visitors Association, I encourage the Board to approve the SEQRA findings, PRD Text Amendments and Comprehensive Development Plan at its Tuesday meeting. Let begin the New Year with the wind at our back and the redeveloped Concord in our sights.

Sincerely,

Roberta Byron-Lockwood, President/CEO
Sullivan County Visitors Association



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August 27, 2012

Honorable Anthony Cellini, Supervisor
Members of the Town of Thompson Board

Dear Supervisor Cellini and
Town of Thompson Board Members:

On behalf of the Sullivan County Visitors Association, I am pleased to convey my enthusiastic support for the Entertainment Properties Trust (EPT) Concord Resort project located in the Town of Thompson, Sullivan County.

The Sullivan County Catskills has been and remains a destination for millions of visitors. The economic health of Sullivan County is dependent upon the tourism industry. A project of this magnitude will spark an economic resurgence for the Sullivan County Catskills and additional investment with ancillary businesses developing to fulfill the needs of the resort and the additional employees working and living here.

The creation of a world-class destination resort in Sullivan County is a high priority for SCVA in fulfilling our mission of making the Sullivan County Catskills a premier tourism and travel destination. The primary criteria is to leverage the region's outstanding natural resources in a natural infrastructure strategy that views agriculture, tourism and the environment as quality of life attributes that are critical to attracting and retaining high-quality jobs for key industry sectors. The EPT Concord Resort Development would invest in the creation of a destination hotel to capitalize on and enhance existing attractions and support more overnight stays that would lead to greater and longer tourist visitation from outside the region and greater local expenditure. In addition, the project would restore and build on the heritage, culture and natural resources of the region.

After construction that will be done in phases over 10 years employing the equivalent of 632 full-time employees per year with \$676 million in payroll and an impact of \$2.4 billion in economic activity to the State of New York, the resort itself will employ over 1,200 new jobs in resort operations.

Tourism has always been an environmentally friendly industry and EPT's plans for this site includes leaving 45% or approximately 696 acres of open space. It will contain unique neighborhood areas. It will also incorporate a center of activities and trails for walking and biking. The anchor hotel will serve as a landmark for the region with 1,800 rooms and entertainment venues. The signature golf course, the Monster, will be rehabilitated to once again become a world class golf course. At full operation, this project will generate \$42.5 million in property tax with more than \$29 million going towards the school district. This does not include the million generated in sales tax revenue for the local and state governments.

The Concord project will not only produce a stimulus for the economy in Sullivan County and New York State but will serve as a world class destination for tourists and a quality of life for the residents of Sullivan County.

We are delighted to be collaborating with the County and with the EPT Concord Resort project team to realize this vision. Please feel free to contact me if I can be of further assistance to your efforts in this area.

Sincerely,


Roberta Byron-Lockwood
President/CEO



4 Crotty Lane
Suite 100
New Windsor, NY 12553

phone: 845.220.2244
fax: 845.220-2247
www.hvedc.com

March 28, 2014
Mr. Charles Degliomini, Executive VP
Empire Resorts
204 State Road 17B
Monticello, NY 12701

Dear Mr. Degliomini:

Thank you for providing an overview of your plans for transforming the former Concord Resort into the Adelaar, a new four-season, world-class resort and gaming destination in the Hudson Valley. Your plans are quite impressive, and clearly present a significant financial investment in the region, which will generate a substantial number of full- and part-time jobs, as well as other direct (and indirect) economic benefits to the local and county community.

As president and CEO of the Hudson Valley Economic Development Corporation (HVEDC), the leading economic development organization in the Hudson Valley, I am particularly interested in the considerable, positive impact your organization will have on the regional economy as a result of your firm commitment to purchase a sizeable amount of goods and services from local vendors, producers, providers, farmers and artisans of food and beverage items.

In 2012, HVEDC launched a consortium of local growers, producers and manufacturers known as the Hudson Valley Food & Beverage Alliance. It is through this powerful Alliance, HVEDC envisions a potential partnership between Empire Resorts, Alliance members and the considerable network of local chamber organizations spread throughout the Hudson Valley, under which we will provide you with a variety of business opportunities as a result of HVEDC's active promotion of regional commerce between all interested parties.

That is why in light of your commitment to HVEDC's "Buy Local" philosophy, we support your application to New York State, and look forward to working with you on building that business network of local producers and suppliers for the economic benefit of the greater Hudson Valley community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Laurence P. Gottlieb", is written over a light blue horizontal line.

Laurence P. Gottlieb
President & CEO

***The Hudson Valley.
Right where you need to be.***

— Since — **Advance
Testing** — 1984 —

CONSTRUCTION MATERIALS TESTING & INSPECTION SERVICES

August 23, 2012

Supervisor Anthony Cellini
Mr. Richard Sush
Mr. Scott Mace
Mr. Peter Briggs
Ms. Sharon Jankiewicz

Dear Supervisor Cellini and Members of the Town Board

As a local business owner and board member for the Hudson Valley Economic Development Corporation and Orange County Partnership for Economic Development, I believe the EPT Concord Resort represents a transformative vision we must embrace.

It will be a catalyst for investment and opportunity in Sullivan County, directly supporting over 2,600 permanent full-time equivalent jobs, while creating thousands of additional employment opportunities in the region. It will result in sustainable long term employment, infinite opportunity and tens of millions in tax revenues.

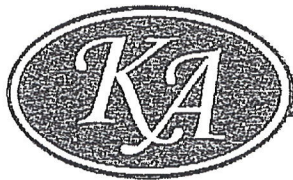
This project meets the challenges we face head on, attracting private investment, tourism and creating jobs. Revitalizing the former site of a famed Catskills resort and refurbishing the Monster Golf Course, the EPT Concord Resort will become a cornerstone of tourism, leveraging our abundant natural resources.

Sullivan County has waited a generation for this opportunity. Let's work together to leverage EPT's investment in the Concord Resort project to build a bright future for Sullivan.

Sincerely,



James P. Smith, Jr.
President
Advance Testing Company, Inc.



Klugman Associates, Inc.

August 28, 2012

Supervisor Anthony Cellini
& Town of Thompson Board
4052 Route 42
Monticello, NY 12701

Dear Supervisor Cellini and Town Board Members,

As a local business owner and board member for the Sullivan County Partnership for Economic Development, I am writing to express my support for the EPT Concord Resort project. I believe this project is a critical step toward achieving our county's strategic growth objectives.

The planned resort will include up to 1,800 hotel rooms, more than 900,000 square feet of commercial space, an indoor water park and spa, and a rehabilitated Monster Golf Course among a host of other amenities and services. Along with the 2,600 full-time jobs the project is expected to create, the construction of the project is estimated to support the equivalent of 632 full-time employees per year for 10 years.

As we continue to make our community more attractive for investors, tourists and residents, the EPT project, if approved, will be an invaluable step forward by becoming a significant landmark for the region.

Sincerely,

Lewis Klugman
President
Klugman Associates

Klugman Associates, Inc. PO Box 280, One Cablevision Center Ferndale, NY 12734

Toll Free: 1-888-558-4626 (1-888 KLUGMAN) Phone: (845) 295-2640 Fax: (845) 295-2645 E-mail: info@klugmanassociates.com

Sullivan – Wawarsing

PARTNERSHIP

RURAL ECONOMIC AREA

Government Center • 100 North Street • Monticello, NY 12701 • 845-807-0527

June 1, 2014

Ms. Gail P. Thorpe
Supervisor of Contract Administration
New York State Gaming Commission
Contracts Office
One Broadway Center
Schenectady, NY 12301-7500

Dear Ms. Thorpe:

On behalf of the Board of Directors for the Sullivan-Wawarsing Rural Economic Area Partnership (REAP), I am writing in support of the casino applications for the Catskill region. The board feels that two Resort Destination projects in the REAP Zone boundaries will foster community and economic opportunities that are desperately needed in the REAP Zone. We believe that the many diverse offerings the projects are comprised of will bring positive impacts to our distressed region.

The REAP Zone initiative was established in partnership with the U.S. Congress to address critical issues in rural communities. Many rural areas, including Sullivan County and the Town of Wawarsing, face economic and community development issues of a very different character than communities whose needs are mainly defined by poverty. These issues include stagnant or declining employment, low-density settlement patterns, geographic isolation and disconnection from markets and centers of finance, population loss and economic distress. In response, Sullivan-Wawarsing REAP seeks to stimulate economic and community development by facilitating citizens' efforts to design and implement their own community development strategies in such areas as agriculture, cultural preservation, healthcare, housing, infrastructure, recreation, telecommunications and youth activities.

We understand the project will be made up of a broad spectrum of outdoor recreational activities, wellness venues, entertainment options, and lodging facilities, as well as a casino component. This diverse make up will ensure long-term sustainability in our community, as the job opportunities will be just as diverse and plentiful. As stated before the REAP Zone began as a tool to help foster development and provide opportunities for the region. This application will truly bring the best value to the Sullivan-Wawarsing REAP Zone and to the underserved population which is located at the heart of the Upstate Catskill region, where jobs are critically needed.

This type of economic development is essential to the mission of REAP, and this project meets several of REAP's benchmark goals, especially the following:

- Benchmark 10, "Successful linking to appropriate markets will result in more profitable and numerous farms in the region."
- Benchmark 11, "Formation of new cooperatives and other marketing associations."
- Benchmark 12, "Identify, evaluate feasibility of, and develop facilities for regional value added product lines."
- Benchmark 15: "Improve education and job training opportunities by creating a seamless continuum of vocational and educational opportunities"
- Benchmark 17: "To increase the number and quality of rental units for households of all incomes and Size"

Sullivan – Wawarsing

PARTNERSHIP

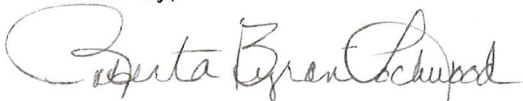
RURAL ECONOMIC AREA

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- Benchmark 20: "Increase the availability of affordable single family homes (\$110-112K average)"
- Benchmark 22: "Regionalize and expand sewer districts among towns and villages to create greater efficiencies, to maximize use of federal and state funding and add capacity"
- Benchmark 23: Create business development programs and attract new businesses with brochures, develop classes and workshops, assist new business development i.e. Kohls"
- Benchmark 30: "Regionalize and expand underserved water districts"
- Benchmark 31: "Improve education and job training opportunities by creating B seamless continuum of vocational and educational opportunities"
- Benchmark 34: "Seek funding for professional staff and facilities that can sustain lively and engaging programming, preserve and interpret our heritage, and support the work of artists in all disciplines."
- Benchmark 35: "Enrich cultural resources by encouraging larger, more engaged, and more diversified audiences in the REAP Zone."
- Benchmark 38: "Address the problems facing children/youth in order to break the cycle of poverty, financially and morally: drugs, violence, teenager pregnancy, anti-academic attitudes, and peer pressure."
- Benchmark 39: "Create businesses that provide jobs as well as recreation for locals."
- Benchmark 44: "Improve and expand upon sewer and water infrastructure serving areas of planned economic and housing growth"
- Benchmark 45: "Through this new capacity-building initiative, we propose to improve the capacity and ability of the recipients to undertake local community and economic development projects by providing them with the tools and the information needed to conduct a self-assessment of local conditions, identify what specific activities should be undertaken, and secure financing for implementation of those activities where needed"

We respectfully request your favorable review of this application. Your favorable review of this application will have an extraordinary impact on our community by providing the financial opportunities for families to improve their standard of living, live more fruitful lives, and bring positive change to an area that most desperately needs it. We ask that you grant two gaming licenses within the Sullivan-Wawarsing REAP zone to begin improving the lives of Upstate New Yorkers for years to come. If there is any assistance that the REAP Board can render, please do not hesitate to contact me. I can be reached at (845) 807-1687. Thank you for your consideration.

Sincerely,



Roberta Byron-Lockwood, President



DUTCHESS COUNTY TOURISM

HUDSON VALLEY REGION NEW YORK

April 25, 2014

Gail Thorpe
Supervisor of Contract Administration
NYS Gaming Facilities Location Board
1 Broadway Center
Schenectady, NY 12301-7500

Dear Ms. Thorpe,

Dutchess County Tourism would like to express its support for the development of two destination resorts and casinos in the Catskill Region. Known for its natural resources, the Catskill Region has always been a popular tourism destination. However, due to the closing of major resorts throughout the years, the tourism industry has struggled to maintain its share of the tourism economy. The proposed development of two resort and gaming facilities will provide the necessary year-round economic stimulus to reinvigorate the region. The development and renovation of these former world-class resort properties in the Catskills will not only stimulate the local economy but will increase the opportunity for jobs, sales tax and ancillary business growth throughout the Hudson Valley.

The many natural and man-made tourism attributes of the Catskills set the stage for the creation of a multi-faceted destination. The developers of this project are aware that resorts of this magnitude can serve as a catalyst for visitor exploration throughout the entire Mid-Hudson/Catskill region. The varied tourism offerings set these resort projects above other existing casino destinations across the country that only offer a one dimensional approach to casino resorts.

We understand that cross marketing projects with these developers will include a virtual concierge touch screen located within the casino complex that promotes attractions, soft adventure, restaurants and established arts and cultural venues. Developers also have plans to promote local foods and craft spirits in their restaurants and will carry locally made products offering visitors a "Taste of New York" in their stores. This new market for our farmers and small producers would elevate their businesses and gain them greater brand recognition as well as the opportunity to expand their reach as visitors return home with these top-quality Hudson Valley products.

Dutchess County Tourism believes that the development of two casino resorts in the Catskills will bring even greater attention to the Hudson Valley as a tourist destination and help revitalize the Catskills. We ask for your sincere consideration in supporting this project.

Sincerely,

Mary Kay Vrba
Executive Director
Dutchess County Tourism



Dutchess County Economic Development Corporation

3 NEPTUNE ROAD, SUITE Q17, POUGHKEEPSIE, NEW YORK 12601-5545
845/463-4000 • 800/445-3131 • www.dutchesstourism.com

The programs provided by this agency are partially funded by monies received from the County of Dutchess.

Rockland Economic Development Corporation



Two Blue Hill Plaza
P.O. Box 1575 • 3rd Floor
Pearl River, NY 10965
Ph: 845.735.7040 | Fx: 845.735.5736
www.redc.org

Hon. Edwin J. Day *
Rockland County Executive
& Chief Economic Officer

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* Ex-officio

June 19, 2014

Ms. Gail P. Thorpe
Supervisor of Contract Administration
New York State Gaming Commission
Contracts Office
One Broadway Center
Schenectady, NY 12301-7500

Dear Ms. Thorpe:

I am in full support of the EPR Properties and Empire Resorts' casino resort project. I am endorsing its selection as one of the four approved casino projects in the state.

The \$750 million project is positioned to become a great force for economic improvement, job creation and community engagement. A four-star resort and gaming destination, the project is sure to attract a wide variety of visitors from across this region of the U.S and possibly nationally and internationally. The resort will be built on a 1,700-acre site in the Catskills, one of the most accessible and striking areas of New York State. It has been designed to offer a diverse array of experiences, including both indoor and outdoor recreational activities along with offerings of fine dining, shopping and gaming.

The economic impact of the resort will be tremendous. The sheer size of the effort will make it necessary to employ a large number of contractors and workers — about 2,550 total — and generating a total of about \$150 million in pay. Once complete, the project will continue to support the community due to the creation of about 2,200 permanent positions, generating \$60 million annually in compensation for its employees.

There are also potential future job opportunities in place for young people of the Hudson Valley region. EPR Properties/Empire Resorts has already voiced their intentions of partnering with local educational institutions and related organizations in order to offer job placements and training programs for their workforce. This means that great young minds will be motivated to stay in our area, and benefit our communities, rather than feeling as if they have to leave the area in order to make a living or support their own endeavors.

However, the economic benefits to the Hudson Valley are not limited to the employment opportunities the resort will provide. With so many tourists coming to stay at the project's hotels and other hotels in the region, many local businesses are also sure to benefit, and are likely to see an increase in patronage, sales and income due to the increased population. In fact, one of the project's chief goals is to bring more business to the entire region to improve the overall economic health of our local communities. This not only includes attracting tourists and consumers, but also by partnering with local companies and business owners to satisfy the vendor needs of the resort.

It is easy to see the importance of this project, and how much it can offer our local communities. I ask you to please support this new development, as it is the first step in improving the quality of life for the people in this region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. DiTullo", with a stylized flourish at the end.

Michael J. DiTullo
President & CEO