

Exhibit VIII.C.9.a

ENTERTAINMENT VENUES: DESCRIPTION OF ENTERTAINMENT VENUES

Submit as Exhibit VIII. C.9.a. a description of the entertainment venues proposed for the Project Site whether located inside or outside the Gaming Facility, the square footage and patron capacity of each (minimum/maximum), admission charges/price, the contemplated frequency of events (e.g., number of entertainment events and entertainment days), and uses/types of entertainment to which the venues will be dedicated. Describe and provide copies of any arrangements or agreements with promoters, artists, or performance companies or troupes. Substantiate (e.g., by comparison to analogous projects) the bases for such plans and estimates.

ENTERTAINMENT OVERVIEW

Introduction

In response to feedback received from the local community, particularly a number of well-known entertainment venues, Nevele Resort, Casino & Spa has made a deliberate and strategic decision to not provide feature entertainment options that may typically be found at other gaming properties and that could potentially compete with the offerings of our supportive neighbors. Given the wide array of offerings in the immediate area, we have opted to instead collaborate with these operators to allow our guests the opportunity to engage in diverse entertainment experiences, while still supporting the established tourism sites in the Hudson Valley Region.

Elsewhere in this submission (in Exhibit IX.B.1), Nevele Resort, Casino & Spa has demonstrated its commitment to working with the local tourism offices and entertainment proprietors to promote and cross-market the world-class tourism sites in the Hudson Valley Region. A copy of our Memorandum of Understanding (MOU) and Agreement with the Shadowland Theatre is included as an attachment on the following pages. The salient aspects of the Shadowland MOU include a commitment by the Applicant to: (a) purchase twenty percent (20%) of the theatre's seats in advance for guests of Nevele; (b) develop extensive cross-marketing plans; and (c) provide free transportation to and from Nevele and Shadowland. These efforts are expanded upon in the Shadowland Support Agreement whereby Nevele will make an annual payment of \$50,000 to fund the theatre's general operations. This will qualify Nevele as an "Executive Underwriting Producer" of the Shadowland Theatre. In addition, Nevele promises to not compete with Shadowland, but instead to provide Nevele guests with Shadowland ticket purchasing capabilities. Additionally, Nevele Resort, Casino & Spa endeavors to provide a member of its upper management team for a seat on the Shadowland's Board of Directors. Furthermore, Nevele will provide scholarships for children of its qualified employees to attend the Shadowland's childrens' acting academy.

Nevele is also working with the Upstate Theater Coalition for a Fair Game ("Fairgame Coalition") which represents major theaters, performing arts centers and event centers in the Catskills, Southern Tier and Capital Region. A copy of our MOU with the Fairgame Coalition is attached in the following pages. Nevele has agreed to communicate with Fairgame as to any planned live performances that may present competition with any of

their venues. If it is deemed that our planned entertainment would conflict with the selected entertainment venues, Nevele will abandon such plan so as not to compete with any Fairgame Coalition member. Nevele will also promote Fairgame venues by including them in our promotional player program whereby patrons can purchase tickets to Fairgame venues. Nevele has agreed to provide financial support to the Fairgame Coalition through its Fairgame Fund. The annual payments are dependent upon wherein the region the Gaming Licenses are awarded and will range accordingly from \$100,000 to \$500,000.

Shadowland Theatre, 157 Canal Street, Ellenville, NY 12428

In essence, the Nevele Resort, Casino & Spa intends to utilize the Shadowland as an off-site live performance venue. This intention is evidenced in the attached MOU and Agreement and robust collaboration between the two parties.

Square Footage, Capacity and Expected Uses

Although specific entertainment facilities are not planned at Nevele, there are certainly areas within the resort that can be considered supportive of general entertainment functions.

The following summarizes the expected square footage, capacity and possible uses by key area.

1. Casino Center Bar – 2,000 SF, 96-seat entertainment lounge at the center of the casino
2. Nightclub - 8,200 SF with a 1,100 SF dance floor – 350-person capacity with DJ, and food service can also be available for special events.
3. Conference center - 12,400 SF clearspan flex space with 18' tall air walls, 22' high ceilings. Theatre seating configuration for 1,000 people, banquets for 650 people including stage and dance floor.

4. Four Meeting Rooms - 2,150 SF each. Flex space with 12' high air walls, 8,600 SF total. Capable of banquets for 100 – 400 people including stages and dance floors.

Expected Admission Prices

The majority of entertainment areas listed above will provide background entertainment, not of the kind that require an admission charge. It is likely that Nevele will charge admission fees to the nightclub. The admission charges would be formulated in cooperation with any third-party operators.

Expected Frequency of Events / Entertainment Days

Nevele does not have plans for large live entertainment shows with fixed seating above 600 seats. However, it would be prudent to conclude that there will be small bands, DJs, and singers at the center bar on weekend nights. Likewise, when requested for a conference, wedding or special event in the conference center small bands, DJs, or singers will be arranged. Nevele will take care that none of these entertainment offerings are of the kind that would present competition for any other area live entertainment venues beyond that contemplated in existing agreements with regional live entertainment venues.

COPIES OF AGREEMENTS

Agreements with the Shadowland Theatre

- Support Agreement dated June 4, 2014
- Memorandum of Understanding dated June 4, 2014

Agreements with the Upstate Theater Coalition for a Fair Game

- Memorandum of Understanding dated June 17, 2014

SUBSTANTIATE ESTIMATES

Explanation From Market Perspective Why Not Opting to Feature Entertainment

As discussed above, our priority is to promote existing local offerings and live entertainment venues of our community neighbors.