

Exhibit VIII. A.2.a
Minimum Capital Investment

Submit as Exhibit VIII. A.2.a, a calculation of Applicant's Minimum Capital Investment for its Gaming Facility (which capital investment shall not be less than the applicable Minimum Capital Investment for the particular Region in which the Gaming Facility will be located). Include with such calculation a detailed description of the costs included in such calculation. Applicants may propose an aggregate capital investment in excess of the Minimum Capital Investment.

Exhibit VIII. A.2.a.

<u>Capital Investment</u>	<u>Amount</u>
Casino Construction Hard Costs	\$ 102,922,000
Hotel	30,221,000
Gaming Equipment	27,761,650
IT and Other Equipment	14,206,280
Professional Fees	11,901,648
F&B Equipment and FF&E	7,500,000
Exterior Signage	2,800,000
Other FF&E	1,175,000
Owners' Contingency	7,992,662
Total Capital Investment	\$ 206,480,241
Requirement	\$ 135,000,000

The total Gaming Facility project cost is \$331.0 million as seen in Exhibit VIII. C.19.

“**Casino Construction Hard Costs**” includes actual construction costs of the Gaming Facility including gaming area, restaurants, back-of-house and other amenities as well as the parking garage, preparation of the site and landscaping.

“Hotel” includes actual construction costs related to hotel including the furniture, fixtures, professional fees and proper amenities.

“Gaming Equipment” includes the purchases of all slot machines and related equipment, table games and related equipment, ticket redemption machines, cage equipment and count equipment.

“IT and Other Equipment” includes the purchases of all software and hardware for all operations of the casino.

“Professional Fees” includes all costs and fees for engineers, architects, developers, contractors that represent indirect and overhead costs related to the development of the Gaming Facility.

“F&B Equipment and FF&E” includes all costs related to the purchases of food and beverage operations such as walk in coolers, ovens, grills, cooking stations, sinks, etc.

“Exterior Signage” includes all signs at the site.

“Other FF&E” includes the purchase of personal property such as security vehicles, cleaning and facility maintenance equipment, etc.

“Owners’ Contingency” includes any unforeseen expenditures related to the minimum capital investment for the following items: construction hard costs, equipment and FF&E, professional fees and signage. This contingency is in addition to the anticipated contractors’ contingency that is included in Hard Costs.