

Exhibit VIII.C.7.a
Description of Proposed Hotel

Submit as Exhibit VIII.C.7.a, a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build-out and for each phase, if applicable. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined. Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant's or the Manager's branding and customer loyalty or patronage programs.

The hotel will be developed by an affiliate of The Galesi Group, a highly accomplished real estate investor and developer in the Capital Region, based in Schenectady, NY. The Galesi Group and its affiliates own over 11 million square feet of commercial real estate and have developed over 20,000 apartments, as well as own the largest full-service logistics provider in the Northeastern United States and an oil & gas company producing over 9,500 barrels per day. Over the past 5 years, The Galesi Group has invested over \$100 million in downtown Schenectady. See www.galesi.com for further information. In addition, see Attachment "A" for background information about Francesco Galesi, Founder and CEO, and David Buicko, Chief Operating Officer. Galesi is the master developer of the \$150 million mixed-use Mohawk Harbor project, the site of the proposed Gaming Facility.

The hotel will be a national hotel brand such as a Four Points by Sheraton or aloft, which are both part of Starwood Hotels' upscale lodging brands. The brand equity associated with Starwood is very strong, and the hotel would complement both the casino and the collective components planned as part of the mixed-use Mohawk River Project on the approximately 60-acre American Locomotive Company site. The addition of the Four Points by Sheraton Hotel or aloft would further transform and elevate the quality of the inventory of the lodging options in Schenectady and bring a new and distinct brand to the market that is under-represented; in fact, the Starwood hotel product is significantly under-represented throughout the Capital Region. With a strong loyalty program (Starwood Preferred Guest or SPG), the hotel will appeal to both the leisure casino traveler as well as the business traveler. This is important because although the hotel is part of the larger casino development, ownership and operation of the hotel will be separate from the casino, and therefore, the hotel must be designed to be feasible on a stand-alone basis.

Not only will the hotel appeal to leisure-related visitors due to the opening of Rivers Casino, the hotel also will compete for traditional corporate transient and group-related demand during the week, which also will complement the gaming facility's businesses. We are recommending a room count of 150 rooms with 60% allocated to King bedded rooms and 35% double bedded rooms with 5% luxury suites. This mix of room type will satisfy both the leisure and corporate/group demand. It is currently contemplated that standard King bed rooms will be approximately 470 sq. ft., standard double bed rooms will be approximately 600 sq. ft., and corner suites will be approximately 675-750 sq. ft. Additionally, the hotel will have all of the necessary amenities to provide exceptional service while complimenting and not duplicating the amenities already being offered at the casino.