

A. INTRODUCTION

This Chapter assesses the economic impacts of the EPT Concord Resort by first establishing the economic and demographic baseline for the region that would potentially be affected by the Proposed Project. As more fully discussed below, the principal economic model used to estimate the effect on the economy of constructing and operating the Proposed Project was IMPLAN (Impact Analysis for PLANning). For the potentially affected area (the economic study area), the chapter describes existing demographic characteristics, labor supply and labor force demographics, market conditions for relevant sectors including inventories of existing casinos, hotels and lodging, spas, and retail, as well as tax revenues. The chapter then describes development that is expected to occur in the future without the Proposed Project, including the economic impacts of that development, based on previously approved public documents. Finally, the chapter discusses the potential impacts of the Proposed Project—at full build out and Phase 1—in terms of estimated tax revenues and employment and sales generated during both the construction and operation periods.

PRINCIPAL CONCLUSIONS

The Proposed Project would result in substantial economic and fiscal benefits to the Town of Thompson, Sullivan County, the Catskills region, and New York State. Construction of the Proposed Project is anticipated to directly generate 6,325 person-years of employment in New York State, of which 5,674 person-years are anticipated in the Catskills region.¹ This economic activity would lead to the creation of additional indirect and induced jobs. Total employment resulting from the Proposed Project's construction, including direct, indirect, and induced jobs, is estimated to be 11,356 person-years in New York State, with 8,784 person-years of employment in the Catskills region. Total employee compensation is estimated at \$675.98 million in the State, with \$441.04 million in the Catskills region, and total economic output is estimated at \$2,389 million in New York State, with \$1,681 million in the Catskills region.

Phase 1 construction is anticipated to directly generate an average of 1,523 person-years of employment in New York State, of which 1,475 person-years would be in the Catskills region. Total employment resulting from Phase 1 construction, including direct, indirect, and induced jobs, is anticipated to be 2,587 person-years of employment in New York State, of which 2,196 would be in the Catskills region. Total employee compensation during Phase 1 construction is estimated at \$146.42 million in the State, with \$111.62 million in the Catskills region, and total economic output is estimated at \$518.24 million in New York State, with \$409.01 million in the Catskills region.

¹ A person-year is the equivalent of one person working full time for a year.

Construction of the Proposed Project and other projects currently planned in the area (e.g., CALP and Dunbar Towers, as discussed in Chapter 2 “Land Use, Community Character, Zoning and Public Policy”) would require a sizable and specialized construction workforce – certainly for the Proposed Project. It is unlikely that the existing construction workforce in Sullivan County would be large enough to meet the labor demand created by the Proposed Project and other planned projects. Therefore, some of the construction workforce would come from outside Sullivan County and the Catskills region. Like any large-scale construction project, it is expected that construction workers would travel fairly long distances to work at the Project Site. Because construction activity is temporary, construction workers would not be expected to relocate closer to the Project Site. Therefore, construction of the Proposed Project is not expected to induce changes to the local or regional population settlement pattern or stimulate the development of new homes.

Upon completion, the Proposed Project is anticipated to support approximately 2,642 direct permanent full-time equivalent (FTE) jobs. The direct economic activity is anticipated to generate an additional 1,229 indirect and induced jobs within Sullivan County and an additional 1,505 indirect and induced jobs within New York State. Total employee compensation is estimated at \$155.84 million annually in the State, with \$138.63 million in the County, and total economic output is estimated at \$656.63 million annually in New York State, with \$598.53 million in Sullivan County.

In 2014 with the completion of the Casino Resort (Phase 1), the golf course program, and select components of the Entertainment Village, the Proposed Project would generate an estimated 1,143 FTE jobs. The components of the development program mentioned above that are in addition to Phase 1 would promote increased attendance at the Casino Resort and would be completed concurrent with the completion of Phase 1. Total employment, including direct, indirect, and induced jobs resulting from annual operation of the Casino Resort, is anticipated to be 1,705 FTE jobs in New York State and 1,596 FTE jobs in Sullivan County.

As of 2011, there were approximately 18,000 unemployed persons in the Catskills region, 3,100 of whom were in Sullivan County. It is expected that the Proposed Project would meet its employment needs primarily by drawing from the labor pool of unemployed and underemployed persons in the Catskills region. However, some employment would likely be drawn from areas beyond the region, particularly areas to the south in New York and Pennsylvania. A small portion of direct employment would likely require specialized degrees or a more advanced skill-set, and could result in potential in-migration. It is expected that the potential new residents could find housing as there are 2,453 vacant housing units that are for rent or for sale in Sullivan County and 9,289 vacant housing units for rent or for sale in the broader Catskills region. Therefore, the potential in-migration would not be expected to result in substantial impacts on the local housing market.

Anticipated tax revenues generated by the Proposed Project would be substantial. Based on current tax rates and regulations, the Proposed Project at full build out is estimated to annually generate approximately \$42.5 million in real property tax, \$8.5 million in sales tax, \$4.4 million in hotel occupancy tax, and \$46.5 million in vendor track fees annually. Of this, approximately \$29.3 million would go to the Monticello Central School District, \$737,000 would go to Sullivan County, and \$12.5 million would go to the Town of Thompson. Based on current tax rates and regulations, Phase 1 of the development program is estimated to annually generate approximately \$10.1 million in real property tax, \$831,000 in sales tax, \$603,000 in hotel occupancy tax, and \$46.5 million in vendor track fees annually. For both Phase 1 and the

Proposed Project, project-generated tax revenues would more than cover any additional demand for emergency services and education generated by the Proposed Project.

These tax revenues are based on the full value of future property assessment and other applicable taxes and fees. However, it is noted that there are a number of financial assistance programs for which the Proposed Project or portions thereof may be eligible, pursuant to Article 18-A of the General Municipal Law of New York State, known as the Industrial Development Agency (IDA) Act. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated.

Overall, the Proposed Project would be beneficial to the local as well as the Catskill region's economy in terms of providing for a substantial number of new employment opportunities, fiscal benefits, and overall increased levels of economic activity in the region. The Proposed Project would not be anticipated to result in any significant adverse socioeconomic impacts.

B. METHODOLOGY

STUDY AREA

The analysis of potential impacts on socioeconomic conditions focuses on a study area that is most likely to be affected by the Proposed Project, including the immediate vicinity of the Proposed Project, as well as the larger area from which a vast majority of new employees would be drawn, and in which a vast majority of new employees would establish residence. The study areas for the socioeconomic analysis therefore comprise the Town of Thompson and Sullivan County (see **Figure 14-1**). Comparative data is also provided for the Catskills region—which is defined for the purposes of this analysis as Delaware, Greene, Otsego, Schoharie, Sullivan, and Ulster Counties—and all of New York State, where relevant.

DATA SOURCES

Various sources were used in this analysis. Demographic and income data were obtained from the U.S. Census Bureau's Decennial Census, and the 2006-2010 American Community Survey (ACS). Vital statistics were collected from the New York State Department of Health. Information about second home owners in Sullivan County was collected from the October 2008 Second Home Owner Study prepared by the Sullivan County Division of Planning and Environmental Management. Labor force data were obtained from the New York State Department of Labor. Unless otherwise indicated, all dollar values are 2012 adjusted dollars, based on U.S. Department of Labor Bureau of Labor Statistics Consumer Price Index for all urban consumers in the Northeast. Employment and information about businesses in the study areas were obtained from ESRI, Inc., a commercial data provider. Hotel and lodging inventory data were obtained from STR, a commercial provider of hotel industry data. Current property tax data for the Project Site and current sales and hotel tax rates, and vendor track fees for the relevant jurisdictions were obtained from the Town of Thompson's Tax Assessor's Office, Sullivan County, and the New York State Department of Taxation and Finance. Information was also obtained from the EPT Concord development team, as noted below.

In addition, data were collected from the CALP Final Environmental Impact Statement (FEIS), approved by the Town of Thompson in 2006. Information about future development in the area was gathered from previously approved Environmental Impacts Statements (EISs), local officials, and other documents.

ECONOMIC BENEFITS ANALYSIS

The principal economic model used to estimate the effect on the economy of constructing and operating the Proposed Project was IMPLAN (IMpact Analysis for PLANning), which was originally developed by the U.S. Department of Agriculture Forest Service in 1979 and was subsequently privatized by the Minnesota IMPLAN Group (MIG). The model uses the most recent economic data from sources such as the U.S. Bureau of Economic Analysis, the U.S. Bureau of Labor Statistics, and the U.S. Census Bureau to predict effects on the local economy from direct changes in spending. The operations analysis was modeled in Sullivan County and New York State. The IMPLAN model contains data for Sullivan County on 440 economic sectors, showing how each sector affects every other sector as a result of a change in the quantity of its product or service. A similar IMPLAN model for New York State was used to trace the effects on the State economy. Using these models and the specific characteristics of the Proposed Project, the total effect has been projected for Sullivan County and New York State.

The construction analysis was modeled on the Catskills region and New York State. The Catskills region includes the following counties: Sullivan, Delaware, Otsego, Schoharie, Greene, and Ulster. The construction analysis was not modeled just for Sullivan County as the County has a relatively small labor pool, estimated at 784 workers in the construction sector, including 242 workers who work in building construction, 488 specialty trade contractors, and 54 heavy and civil engineering construction workers, based on 2010 Quarterly Census of Employment and Wages.

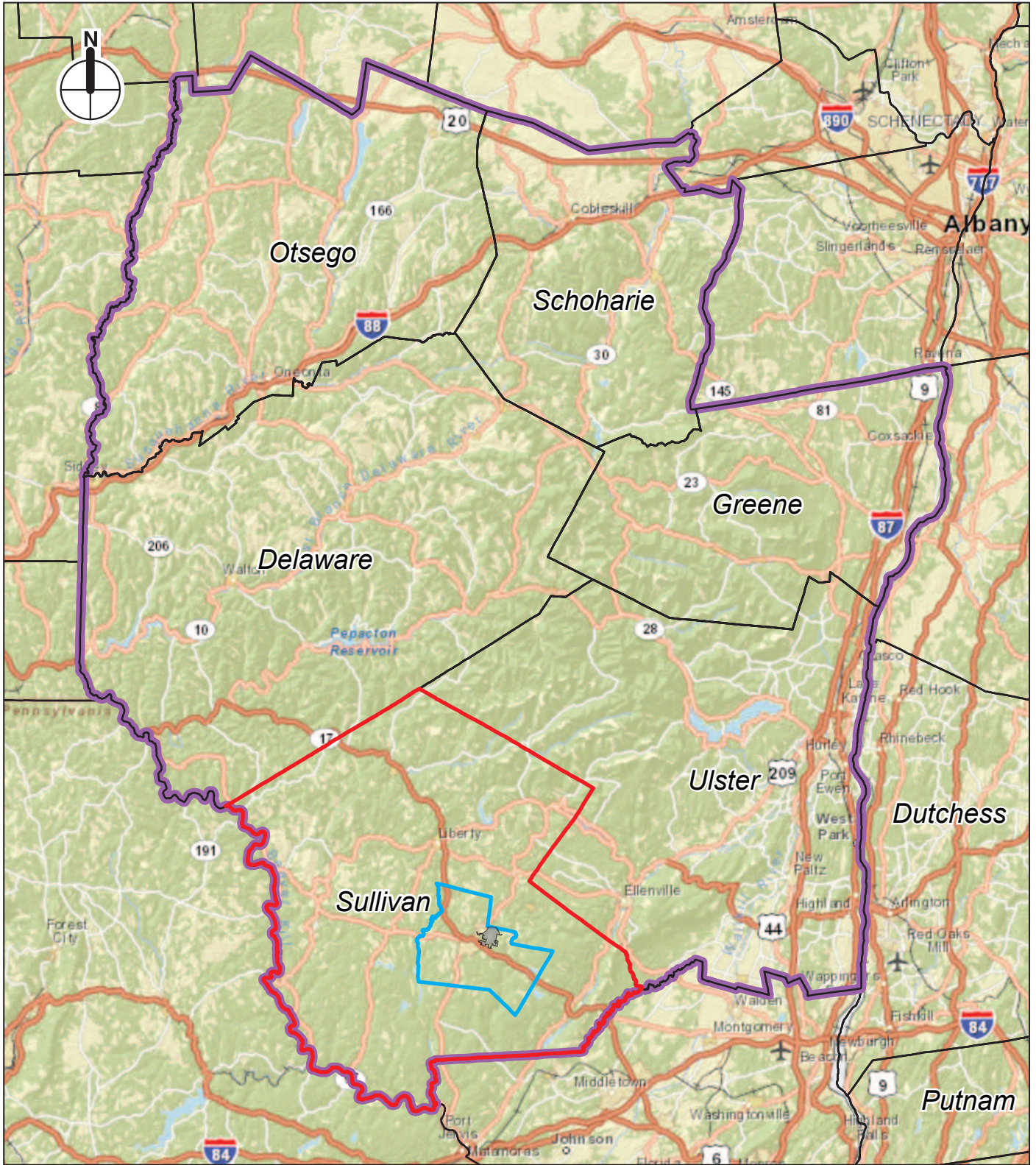
MEASURES OF ECONOMIC IMPACT

Using IMPLAN terminology, economic impacts are broken into three components: direct, indirect, and induced.

Direct effects represent the initial benefits to the economy of a specific new investment, e.g., a construction project or changes in employment.

Indirect effects represent the benefits generated by industries purchasing from other industries as a result of the direct investment, e.g., indirect employment resulting from construction expenditures would include jobs in industries that provide goods and services to the contractors. A direct investment triggers changes in other industries as businesses alter their production to meet the needs of the industry in which the direct impact has occurred. These businesses in turn purchase goods and services from other businesses, causing a ripple effect through the economy. The ripple effect continues until leakages from the region (caused, for example, by imported goods) stop the cycle. The sum of these iterative inter-industry purchases is called the indirect effect.

Induced effects represent the impacts caused by increased income in a region. Direct and indirect effects generate more worker income by increasing employment and/or salaries in certain industries. Households spend some of this additional income on local goods and services, such as food and drink, recreation, and medical services. Benefits generated by these household expenditures are quantified as induced effects.



- Project Site
- Town of Thompson
- Sullivan County
- County
- Catskills Region

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SCALE

Socioeconomic Study Areas
Figure 14-1

C. COMPREHENSIVE DEVELOPMENT PLAN (DGEIS)

EXISTING CONDITIONS

POPULATION

In 2010, the population of the Town of Thompson, including the incorporated Village of Monticello, was 15,308, an increase of 7.9 percent since 2000 (see **Table 14-1**). This increase was higher than that in Sullivan County (4.8 percent), the Catskills region (2.5 percent), and the State of New York (2.1 percent) during the same period. As of 2010, almost half of the population in the Town of Thompson (6,727 persons) were living in the Village of Monticello.

**Table 14-1
Population: 2000, 2010**

Area	2000	2010	Percent Change
Town of Thompson	14,189	15,308	7.9%
Sullivan County	73,966	77,547	4.8%
Catskills region	441,223	452,249	2.5%
New York	18,976,457	19,378,102	2.1%
Note:	Town of Thompson figures include Village of Monticello.		
Sources:	U.S. Census; AKRF, Inc.		

While most of the counties in the Catskills region experienced population growth between 2000 and 2010 at a rate closer to that of New York, Sullivan County experienced the greatest percentage population growth in the region. Ulster County experienced the second highest population growth, with 4.8 percent population increase between 2000 and 2010. Delaware County was the only County in the region that experienced population decline (-0.2 percent).

It is important to note that population data obtained from the U.S. Census Bureau does not include seasonal residents or second home owners whose primary residence is elsewhere. The Catskills region is an area where seasonal and second home ownership is common. In Sullivan County, second home ownership has been on the rise. According to the Sullivan County Division of Planning and Community Development, there were 10,085 second home owners in the County in 2007, an increase of 65 percent since 2001.¹ The Town of Thompson accounted for the second highest percentage of second home locations of all Sullivan County municipalities. Characteristics of second home owners are discussed later in this chapter.

Census data and vital statistics from the New York State Department of Health show that approximately 50 percent of the population growth in Sullivan County between 2000 and 2010 is attributable to new residents moving to the County, as opposed to natural increase (i.e., births net of deaths). As shown in **Table 14-2**, natural increase accounted for 1,608 of the 3,581-person increase in population at this time. The remainder of this increase—1,973 persons—can be attributed to the in-migration of residents from outside the County.

¹ *Second Home Owner Study: Assessing Attitudes, Consumer Behavior, and Housing Tenure in Sullivan County*. Sullivan County Division of Planning & Environmental Management: October 2008.

Table 14-2
Net In/Out Migration, Sullivan County, 2000-2010

Population Increase (2000-2010)	3,581
Natural Increase (2000-2010)	1,608
Net In/Out Migration	1,973
Note: Net In-Migration is the difference between the population increase reported by the Census and the natural increase due to birth and mortality rates.	
Sources: U.S. Census; New York State Department of Health; AKRF, Inc.	

HOUSEHOLD CHARACTERISTICS

The number of households in the Town of Thompson increased by 7.9 percent between 2000 and 2010 (see **Table 14-3**). Sullivan County and the Catskills region as a whole experienced growth in the number of households that outpaced population growth (9.0 percent and 6.4 percent in household growth for the County and region, respectively, as opposed to 4.8 percent and 2.5 percent, in population growth for the County and region, respectively). New York State also experienced an increase in households slightly higher than its rate of population growth (3.7 percent, as opposed 2.1 percent). This difference both locally and on a broader basis reflects the national trend towards smaller household size. As shown in Table 14-3, the average household size in Sullivan County decreased from 2.50 in 2000 to 2.45 in 2010. In the Catskills region, average household size decreased by 3.45 percent over the same time period, from 2.46 in 2000 to 2.37 in 2010. The average household size in the Town of Thompson remained relatively stable over this same time.

Table 14-3
Household Characteristics

Area	Number of Households			Average Household Size		
	2000	2010	Percent Change	2000	2010	Percent Change
Town of Thompson	5,543	5,982	7.9%	2.44	2.45	0.4%
Sullivan County	27,661	30,139	9.0%	2.5	2.45	-2.0%
Catskills region	167,968	178,695	6.4%	2.46	2.37	-3.5%
New York	7,056,860	7,317,755	3.7%	2.61	2.57	-1.5%
Notes: Average household size for the Catskills region is a weighted average based on the number of households in each county. Town of Thompson figures include Village of Monticello.						
Sources: U.S. Census; AKRF, Inc.						

The decrease in household size experienced in Sullivan County can be further explained by changes in household composition between 2000 and 2010. As shown in **Table 14-4**, families composed of married couple with children younger than 18 and married-couple families with children younger than 18 made up a smaller percentage of all Sullivan County households in 2010 than in 2000. At the same time, single-female families increased during this time.

AGE DISTRIBUTION

As shown in **Table 14-5**, the median age in the Town of Thompson remained relatively stable between 2000 and 2010. In Sullivan County, the median age increased from 38.8 to 41.7 years during this same time, primarily due to increases in the percentage of population ages 45 and older.

Table 14-4
Household Composition in Sullivan County

Household Type	2000		2010	
	Number	Percent of Total	Number	Percent of Total
Families	18,324	66.2%	19,272	63.9%
Families with own children, younger than 18	8,653	31.3%	8,263	27.4%
Married-couple families	13,861	50.1%	13,861	46.0%
Married-couple families with own children younger than 18	5,865	21.2%	5,043	16.7%
Single female householders	3,152	11.4%	3,878	12.9%
Single female with own children younger than 18	2,004	7%.2	2,302	7.6%
Non-family households	9,337	34.8%	10,867	36.1%
Total households	27,661	100%	30,139	100%
Sources: U.S. Census; AKRF, Inc.				

Table 14-5
Age Cohorts (as Percentage of Population): 2000, 2010

Cohort	Town of Thompson		Sullivan County	
	2000	2010	2000	2010
Under 5 years	6.5	7.2	5.9	6
5 to 9 years	7.3	7.2	6.9	6.1
10 to 14 years	7.8	7	7.5	6.3
15 to 19 years	6.9	7.3	7	6.9
20 to 24 years	5.1	6.1	4.8	5.8
25 to 34 years	12.1	11.7	11.7	11.1
35 to 44 years	14.7	11.8	16.4	12.7
45 to 54 years	14.8	14.9	14.8	16.5
55 to 64 years	10.8	13.3	10.6	14
65 years and over	14.2	13.6	14.3	14.8
Median age	38	38.5	38.8	41.7
Note: Town of Thompson figures include Village of Monticello.				
Sources: U.S. Census; AKRF, Inc.				

INCOME

As shown in **Table 14-6**, all of the study areas experienced a decrease in median household income between 2000 and 2010, with the Town of Thompson experiencing the most dramatic decline. Median household income in the Town of Thompson decreased 21.8 percent over this time period, from \$49,910 in 2000 to \$39,014 in 2010. Between 2000 and 2010, median household income decreased by 3.5 percent in Sullivan County and 0.9 percent in the Catskills region as a whole, both slightly lower than the 4.9 percent decrease experienced in New York State over the same time period. While all of the study areas experienced decreases during this time, median household income in the Town of Thompson was lower than the County, region, and State median in both 2000 and 2010.

**Table 14-6
Median Household Income**

Area	2000	2010	Percent Change
Town of Thompson	\$49,909.84	\$39,014.04	-21.8%
Sullivan County	\$51,999.78	\$50,156.14	-3.5%
Catskills region	\$53,594.35	\$53,088.26	-0.9%
New York	\$60,987.80	\$57,976.26	-4.9%

Notes: All values reported in 2012 dollars, based on U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index for all urban consumers in the Northeast.
Median household income for the Catskills region was estimated based on a weighted average of the number of households in each county.
Town of Thompson figures include Village of Monticello.

Sources: U.S. Census, 2006-2010 American Community Survey; AKRF, Inc.

Compared to the Catskills region and New York State, the Town of Thompson and Sullivan County have a relatively large percentage of households with incomes less than \$25,000 and relatively few households with incomes greater than \$100,000 (see **Table 14-7**). Almost half of households in the Town of Thompson have incomes less than \$35,000, compared to 37.1 percent in Sullivan County, 34.4 percent in the Catskills region, and 32.8 percent in New York State.

**Table 14-7
Percentage Distribution of Household Income: 2010**

Area	Income								
	Less than \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Town of Thompson	21.6	14.3	11.4	17.6	15.1	8	6.8	2.5	2.7
Sullivan County	14.1	12.3	10.7	15.1	19.6	12.5	9.9	3.2	2.6
Catskills region	12.0	11.5	10.9	15.1	20.2	12.7	11.5	3.4	2.7
New York	13.4	10	9.4	12.6	17.4	12.2	13.5	5.5	6.1

Notes: Median incomes presented in 2010 dollars. Median household income for the Catskills region was estimated based on a weighted average of the number of households in each county. Town of Thompson figures include Village of Monticello.

Sources: U.S. Census, 2006-2010 American Community Survey; AKRF, Inc.

POVERTY

According to 2006-2010 ACS data, the Town of Thompson and Sullivan County as a whole both had higher percentages of people with incomes below the poverty level than in the Catskills region and New York State (see **Table 14-8**). Within the Catskills region, Sullivan County had the highest percentage of people with income below the poverty level. According to 2006-2010 ACS data, the percentage of people with income below the poverty level has increased since 2000 in the Town of Thompson, Sullivan County, and the Catskills region, while the percentage decreased slightly in New York State.

Table 14-8
Percentage of Population with Income Below the Poverty Level

Area	2000	2006-2010
Town of Thompson	23.3	25.4
Sullivan County	16.3	16.6
Catskills region	12.3	13.1
New York	14.6	14.2
Note: Town of Thompson figures include Village of Monticello.		
Sources: U.S. Census, 2006-2010 American Community Survey; AKRF, Inc.		

LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT

As shown in **Table 14-9**, the labor force in Sullivan County increased by 2.4 percent between 2001 and 2011. This was slightly lower than the increase experienced in New York State (3.4 percent). In the Catskills region as a whole, the labor force remained relatively stable during this time, increasing by 0.3 percent.

Table 14-9
Average Labor Force Trends, 2001-2011

Area	2001	2011	Percent Change
Sullivan County	33,500	34,300	2.4%
Catskills region	213,300	213,900	0.3%
New York	9,193,300	9,504,200	3.4%
Note: Employment trends are annual averages, not seasonally adjusted.			
Source: New York State Department of Labor, Local Area Unemployment Statistics (LAUS) Program			

Despite the growth in the labor force, employment in all of the study areas decreased between 2001 and 2011. As shown in **Table 14-10**, between 2001 and 2011, employment in Sullivan County decreased by 2.5 percent. In the Catskills as a whole, employment decreased by 4.2 percent. Employment in New York remained relatively stable, decreasing by 0.2 percent during this time.

Table 14-10
Employment Trends, 2001-2011

Area	2001	2011	Percent Change
Sullivan County	32,000	31,200	-2.5%
Catskills region	204,300	195,800	-4.2%
New York	8,743,900	8,729,600	-0.2%
Note: Employment trends are annual averages, not seasonally adjusted.			
Sources: New York State Department of Labor, Local Area Unemployment Statistics (LAUS) Program			

As shown in **Table 14-11**, estimated annual wages in the Catskills region counties are generally lower than the annual wages in New York State as a whole. Within Sullivan County, wages are consistently lower than in New York, but higher than wages in the other Catskills region counties in the finance and insurance sector, as well as arts, entertainment, and recreation, and accommodation and food services.

Table 14-11
Annual Wages by NAICS Sectors (2012 Dollars)

	Sullivan County	Delaware County	Greene County	Otsego County	Schoharie County	Ulster County	New York
Agriculture, forestry, fishing, and hunting	\$29,692	\$26,950	\$36,055	\$24,586	\$20,075	\$28,285	\$30,271.15
Mining	\$46,214	\$41,744	NA	NA	\$43,443	\$47,311	\$61,066.77
Utilities	NA	NA	NA	\$84,253	\$65,525	NA	\$102,115.08
Construction	\$39,552	\$44,362	\$43,849	\$47,704	\$50,334	\$43,081	\$62,840.37
Manufacturing	\$31,095	\$59,285	\$56,880	\$42,314	\$33,789	\$45,920	\$61,975.99
Wholesale trade	\$42,086	\$52,409	\$61,194	\$32,706	\$42,257	\$48,948	\$74,760.31
Retail trade	\$27,356	\$27,371	\$26,068	\$26,049	\$23,254	\$27,141	\$30,844.62
Transportation and warehousing	\$26,998	\$38,074	\$26,157	\$30,065	NA	\$31,676	\$45,761.24
Information	\$46,920	\$38,770	\$48,585	\$36,326	\$38,611	\$43,061	\$94,775.64
Finance and insurance	\$64,923	\$42,905	\$44,020	\$49,168	\$64,372	\$51,399	\$202,505.57
Real estate and rental and leasing	\$23,188	\$25,535	\$27,168	\$26,202	\$23,260	\$34,895	\$56,936.70
Professional and technical services	\$35,649	\$29,685	\$53,665	\$35,327	\$29,959	\$42,895	\$94,765.21
Management of companies and enterprises	\$45,443	\$27,204	\$72,748	\$50,491	NA	\$53,227	\$146,126.70
Administrative and waste services	\$30,883	\$31,026	\$24,515	\$31,605	\$22,329	\$36,051	\$44,344.23
Educational services	\$19,217	NA	\$45,736	\$29,490	\$7,090	\$26,675	\$49,317.83
Health care and social assistance	\$37,891	\$31,074	\$34,134	\$53,454	\$28,338	\$36,878	\$46,558.89
Arts, entertainment, and recreation	\$26,987	\$15,907	\$20,198	\$21,479	\$17,188	\$22,191	\$47,101.08
Accommodation and food services	\$18,658	\$13,103	\$14,040	\$15,913	\$15,901	\$17,362	\$23,138.16
Other services	\$20,673	\$21,694	\$27,310	\$19,803	\$23,741	\$25,140	\$36,177.94
Total, all government	\$50,716	\$33,227	\$49,561	\$39,960	\$41,204	\$53,977	\$56,511.29
Unclassified	\$24,890	\$31,212	\$24,757	\$20,242	\$12,459	\$76,322	\$48,186.52
Note:	All values reported in 2012 dollars, based on U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index for all urban consumers in the Northeast.						
Source:	New York State Department of Labor, Quarterly Census of Employment and Wages (QCEW)						

As shown in **Table 14-12**, the annual average unemployment rate for years 2001 through 2011 was consistently higher in Sullivan County than the Catskills region as a whole. The unemployment rate for New York was higher than that of Sullivan County and the Catskills region until 2006, when it fell below those areas. All of the study areas experienced sharp increases in the unemployment rate in 2009, in the wake of the 2008 recession.

Table 14-12
Annual Average Unemployment Rate: 2001-2011

Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Sullivan County	4.6%	5.0%	5.3%	5.3%	4.9%	5.2%	5.3%	6.5%	8.9%	9.2%	9.1%
Catskills region ¹	4.1%	4.8%	4.8%	5.0%	4.6%	4.5%	4.8%	5.8%	8.2%	8.4%	8.4%
New York	4.9%	6.2%	6.4%	5.8%	5.0%	4.6%	4.6%	5.4%	8.3%	8.6%	8.2%

Note: 1. Unemployment rate for the Catskills region calculated as a percentage of total labor force unemployed for all counties.

Sources: New York State Department of Labor, Local Area Unemployment Statistics (LAUS) Program, AKRF, Inc.

EMPLOYMENT SECTORS

The economy of Sullivan County has historically been based on tourism, which developed around its natural beauty and recreational opportunities, as well as its proximity to the New York City metropolitan region. In the early 20th century, the area began to develop as a resort community for Jewish immigrants who were unwelcome in other resort communities. Eventually hotel development became widespread, during what came to be known as the Golden Age in the Catskills. By the 1950s, there were over 500 hotels, 1,000 rooming houses, and 50,000 bungalows in Sullivan County. Along with providing access to the countryside, these facilities provided guests a wide range of amenities, including golf, tennis, indoor and outdoor swimming pools and skating rinks, and professional entertainment. Two of the most famous hotels in the world at the time were located in Sullivan County—Grossinger’s in Liberty and the Concord in Kiamesha Lake.

As air conditioning made the city less uncomfortable during the summer, and air travel became less expensive, consumer preferences for entertainment and leisure activities shifted, and Sullivan County resorts did not adjust to changes in the market. By the mid-1960s, Sullivan County’s tourism industry was in decline. This trend continued through the current decade. Today, tourism continues to be a primary industry in Sullivan County, but second home ownership and vacation rentals have become more popular than the resorts of the Golden Age.

As shown in **Table 14-13**, according to data for 2006-2010, about half of the jobs in Sullivan County were in the social services, retail trade, and the entertainment, accommodation and food services sectors. Other than these sectors, compared to the State, Sullivan County had more jobs in agriculture, construction, and public administration sectors.

Seasonal Employment

Employment trends in the Catskills region and in Sullivan County are highly seasonal in nature, reflecting the influx of tourists and second home owners during the summer months and their departure at the end of the season. As shown in **Figure 14-2**, employment in the leisure and hospitality industry in Sullivan County increases dramatically during the summer months, peaking in August, and then decreases through the fall.

TRAVEL TIME TO WORK

As shown in **Table 14-14**, the Town of Thompson, Sullivan County, and the Catskills region all have a larger percentage of workers that travel less than 30 minutes to their place of work than New York State as a whole. This reflects a localized labor market in the rural counties in the Catskills region.

Table 14-13
Job Distribution by NAICS Sectors (Percent), 2006-2010

NAICS Sector	Sullivan County	Delaware County	Greene County	Otsego County	Schoharie County	Ulster County	New York
Agriculture, forestry, fishing and hunting, and mining	1.8	5.7	1.4	2.6	3	1.1	0.6
Construction	9.9	9.4	9.8	6.3	9.4	7.6	5.9
Manufacturing	4.8	11.5	6.8	7.5	5.6	7.3	7.2
Wholesale trade	2.5	1.8	2.2	2	2.9	2.6	2.8
Retail trade	11.2	11.4	10	12.9	14.8	12.9	10.6
Transportation and warehousing, and utilities	4.9	4.8	4.9	3.8	4.8	4.9	5.3
Information	2	1.6	2.6	1.8	1.7	2.1	3.1
Finance and insurance, and real estate and rental and leasing	5.3	3.4	5.6	5.2	6.5	5.7	8.6
Professional, scientific, and management, and administrative and waste management services	6.5	5.2	8	4.6	6.1	8.3	10.8
Educational services, and health care and social assistance	28.3	27.2	24.3	34.1	26.3	27.6	26.6
Arts, entertainment, and recreation, and accommodation and food services	10.3	7.9	10.8	11	7.6	9	8.5
Other services, except public administration	5.3	4.8	4	4.2	4.4	4.8	5
Public administration	7.1	5.4	9.6	3.9	7	6	4.9
Note: Job distribution for all employed persons 16 years of age and older.							
Sources: U.S. Census, 2006-2010 American Community Survey							

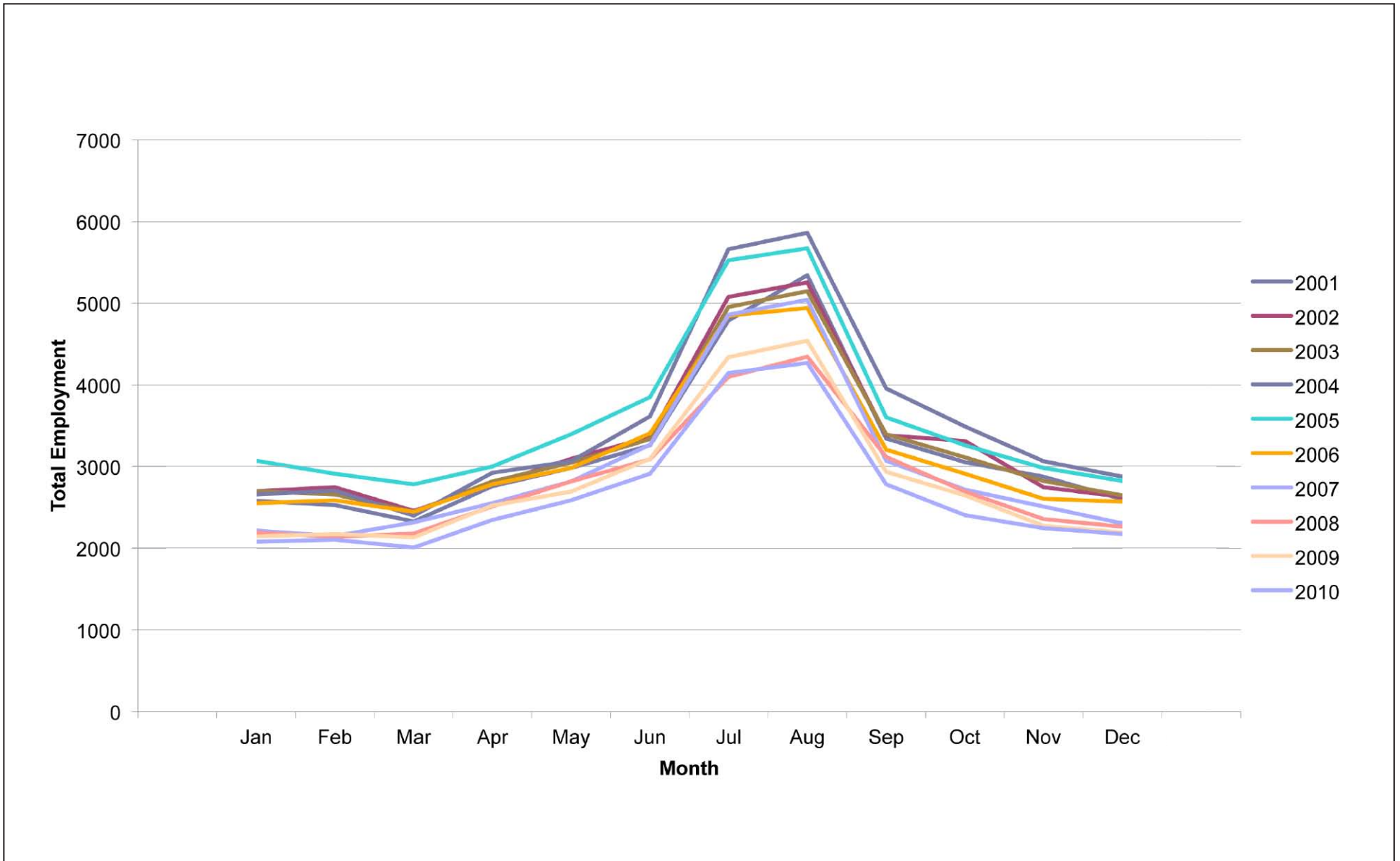
Table 14-14
Travel Time to Work, as a Percentage of All Workers

	Town of Thompson	Sullivan County	Catskills region	New York
Less than 5 minutes	3.2%	3.7%	5.9%	2.8%
5 to 14 minutes	43.8%	27.4%	28.8%	19.8%
15 to 29 minutes	32.5%	35.2%	31.8%	30.1%
30 to 44 minutes	12.3%	17.6%	17.8%	21.1%
45 to 89 minutes	4.8%	10.0%	11.9%	21.4%
90 or more minutes	3.5%	6.0%	3.8%	4.8%
Notes: Travel time to work statistics are based on the universe of workers 16 years and older. Town of Thompson figures include Village of Monticello.				
Sources: U.S. Census, 2006-2010 American Community Survey				

MARKET CONDITIONS

The Proposed Project includes a variety of retail, entertainment, and lodging uses in addition to residential development. The Proposed Project also contains a Casino with VGMs¹, hotel, harness horse racetrack facility, grandstand/showroom, simulcast/facility, banquet event center, restaurants, and related facilities. This section presents an overview of market sectors that

¹ VGMs are Video Gaming Machines that include Video Lottery Terminals (VLTs) and Electronic Table Games (ETGs)



Leisure and Hospitality Employment
in Sullivan County
Figure 14-2

overlap with uses included in the Proposed Project, to evaluate the potential economic impacts of the Proposed Project on the surrounding study areas.

Casinos

There are nine racetrack casinos with VGMs in the New York gaming market and five tribal casinos, three of which are located within a 2-hour drive of the Project Site. There are also two resort casinos within a 2-hour drive of the Project Site that would likely compete with the attractions and facilities included in the Proposed Project. **Table 14-15** lists the two resort casinos and a New York racetrack casino that fall within this 2-hour drive catchment area.

**Table 14-15
Existing Casinos and Racinos**

Facility	Location	Distance from the Project Site (miles)
Empire City Casino	Yonkers, NY	88
Mount Airy Casino Resort	Mount Pocono, PA	75
Mohegan Sun at Pocono Downs	Wilkes-Barre, PA	90
Note: Distances represent approximated driving distances.		
Sources: Hart Howerton; AKRF, Inc.		

Lodging

As shown in **Table 14-16**, there are 67 hotels/accommodations within 30 miles of Monticello, NY, which is approximately 1.7 miles from the Project Site. These 67 hotels/accommodations contain a total of 4,419 hotel rooms. Over half of the establishments (39) are classified as economy hotels, accounting for 1,559 hotel rooms. Another 17 are classified as midscale or upper midscale, comprising a total of 1,562 hotel rooms. Eleven of these establishments are considered upscale, upper upscale, or luxury class, accounting for 1,298 hotel rooms. Approximately eight of these were opened within the last 10 years.

**Table 14-16
Existing Lodging Within 30 Miles of Monticello, NY**

Name	City	State	Rooms
0 to 5 Miles			
Econo Lodge Monticello	Monticello	NY	47
Best Western Monticello	Monticello	NY	62
Heritage Inn	Monticello	NY	70
Travel Inn	Monticello	NY	30
Super 8 Monticello	Monticello	NY	46
Raleigh Hotel	Thompsonville	NY	300
Total, 0 to 5 Miles			575
5 to 10 Miles			
Inn at Lake Joseph	Forestburgh	NY	16
The Sullivan	Rock Hill	NY	73
Golden Swan Motel	Swan Lake	NY	25
Days Inn Liberty	Liberty	NY	118
Howard Johnson Express Inn Liberty	Liberty	NY	70
Lincoln Motel Inn	Liberty	NY	43
Liberty Motel	Liberty	NY	21
Budget Inn	Liberty	NY	27
Total, 5 to 10 Miles			393

**Table 14-16 (cont'd)
Existing Lodging Within 30 Miles of Monticello, NY**

Name	City	State	Rooms
10 to 15 Miles			
Eldred Preserve	Eldred	NY	25
Days Inn Wurtsboro	Wurtsboro	NY	31
New Age Health Spa	Neversink	NY	38
Terrace Motel	Ellenville	NY	45
Total, 10 to 15 Miles			139
15 to 20 Miles			
Honor's Haven Resort and Spa	Ellenville	NY	250
Fosterdale Motor Lodge	Cochecton	NY	20
The Retreat at Washington Lake	Yulan	NY	22
Village Motel	Ellenville	NY	34
Villa Roma Resort and Conference Center	Callicoon	NY	234
DeBruce Country Inn	Livingston Manor	NY	16
Total, 15 to 20 Miles			576
20 to 25 Miles			
Harvest Inn Motel	Pine Bush	NY	39
Tennanah Lake Golf Club Inn	Roscoe	NY	24
Days Inn Port Jervis	Port Jervis	NY	103
Howard Johnson Middletown	Middletown	NY	117
Middletown Motel	Middletown	NY	101
Super 8 Middletown	Middletown	NY	82
Best Western Inn at Hunt's Landing	Matamoras	PA	109
Hampton Inn Matamoras Milford	Matamoras	PA	98
Malibu Dude Ranch	Milford	PA	35
The Inn at Catlin Gardens	Slate Hill	NY	40
Roscoe Motel	Roscoe	NY	16
Rockland House	Roscoe	NY	23
Courtyard Middletown	Middletown	NY	134
Hampton Inn Middletown	Middletown	NY	127
Microtel Inn and Suites Middletown	Middletown	NY	80
Holiday Inn Middletown Goshen	Middletown	NY	101
Days Inn New Hampton Middletown	New Hampton	NY	41
Lexington Hudson Valley Resort and Spa	Kerhonkson	NY	275
Star Lite Motel	Kerhonkson	NY	18
Red Carpet Inn Milford	Milford	PA	25
Scottish Inn Milford	Milford	PA	21
The Lodge at Woodloch	Hawley	PA	58
Myer Motel	Milford	PA	19
Hotel Fauchere	Milford	PA	16
Total, 20 to 25 Miles			1,702
25 to 30 Miles			
Beaverkill Valley Inn	Livingston Manor	NY	20
High Point Country Inn	Wantage	NJ	15
Minnewaska Lodge	Gardiner	NY	26
Comfort Inn and Suites Goshen	Goshen	NY	95
Super 8 Montgomery Maybrook Area	Montgomery	NY	96
Mount Haven Country Resort	Milford	PA	33
Woodloch Pines Resort	Hawley	PA	167
Mohonk Mountain House	New Paltz	NY	266
Ledges Hotel	Hawley	PA	22
Settlers Inn	Hawley	PA	18
Full Moon Resort	Olivera	NY	30
Greshams Lakeview Motel	Hawley	PA	21
Alpine Inn	Olivera	NY	23
Tanglwood Resort	Hawley	PA	86
Glenmere Mansion	Chester	NY	19
Double W Guest Ranch	Honesdale	PA	25
Slide Mtn Forest House Resort	Big Indian	NY	17
Ehrhardt Waterfront Resort	Hawley	PA	27
Delaware and Hudson Hotel	Honesdale	PA	28
Total, 25 to 30 Miles			1,928
Total Within 30 Miles of Monticello, NY			4,419
Sources: STR; AKRF, Inc.			

Spas and Lodges

There are three spas within 50 miles of the Project Site that offer lodging (see **Table 14-17**). All offer a variety of spa services such as therapeutic spa treatments and massage, sound therapy, nutritional counseling, and exercise facilities. All three of these spas have fewer rooms than the spa included as part of the Proposed Project (250 rooms).

Table 14-17
Existing Spas and Lodges

Spa	Rooms	Rate	Location	Distance from Concord
Sanivan Holistic Retreat and Spa	3	\$250-\$280	Hurleyville, NY	6.8 Miles
The Copperhood Inn and Spa	17	\$356-\$1,500	Shandaken, NY	47.9 Miles
Emerson Resort and Spa	53	\$159-\$240	Mount Tremper, NY	42.6 Miles
Note: Distances are from the intersection of Thompsonville Road and Joyland Road, Thompson, NY.				
Sources: Concord Resort 2006 FEIS; AKRF, Inc.				

Convention Centers

The Proposed Project includes event and conference center facilities that range from a 50,000-sf event/conference center to a 183,000-sf resort/conference hotel, associated with the conference center. There are four convention centers in or near Sullivan County. **Table 14-18** lists these convention centers and the facilities available in each, including meeting and exhibit space and hotel rooms.

Table 14-18
Existing Convention Centers in or Near Sullivan County

Convention Center	Location	Space (sf)				Meeting Rooms	Hotel Rooms
		Exhibit	Multipurpose	Meeting Room	Total Rentable		
Kutsher's Country Club	Monticello	0	16,900	19,366	36,266	14	228
Raleigh Hotel	South Fallsburg	0	0	29,400	29,400	10	300
The Sullivan	Rock Hill	0	5,250	5,452	10,702	3	73
Villa Roma Country Club	Callicoon	18,000	11,000	15,000	32,518	11	200
Sources: Concord Resort 2006 FEIS; AKRF, Inc.							

Retail Market

According to ESRI, a national provider of geographic planning and business data, retail sales at stores within a 5-mile radius of the Project Site totaled approximately \$129.65 million in 2010 for the retail categories analyzed (see **Table 14-19**). Approximately 56.8 percent of these sales were at shoppers' goods stores (\$73.66 million), 13.6 percent at convenience goods stores (\$17.70 million), 17.4 percent at building materials and garden supplies stores (\$22.54 million), and 12.1 percent at eating and drinking establishments (\$15.75 million).

Within Sullivan, Ulster, and Orange Counties, retail sales for the categories analyzed totaled \$4.24 billion. Compared to the 5-mile radius of the Project Site, these three counties had a higher percentage of total sales at convenience goods stores, likely because of the larger percentage of total sales attributable to grocery stores. In these three counties, approximately 29.7 percent of sales were at shoppers' goods stores (\$1.26 billion), 44.5 percent at convenience goods stores

(\$1.88 billion), 8.0 percent at building materials and garden supplies stores (\$341.30 million), and 17.8 percent at eating and drinking establishments (\$753.90 million).

**Table 14-19
Retail Sales**

Retail Category	5-Mile Radius of Project Site		Sullivan, Ulster, and Orange Counties	
	Total Sales (in millions of 2012 dollars)	Percent of Total Sales	Total Sales (in millions of 2012 dollars)	Percent of Total Sales
Shoppers' Goods ¹	\$73.66	56.8%	\$1,262.74	39.7%
<i>Department Stores</i>	\$40.21	31.0%	\$329.74	7.8%
Convenience Goods ²	\$17.70	13.6%	\$1,886.85	44.5%
<i>Grocery Stores</i>	\$6.89	5.3%	\$1,293.43	30.5%
Building Materials and Garden Supplies	\$22.54	17.4%	\$341.30	8.0%
Eating and Drinking Establishments	\$15.75	12.1%	\$753.90	17.8%
Total Sales³	\$129.65	100%	\$4,244.80	100%

Notes:

1. Shoppers' Goods include: furniture and home furnishings stores; electronics and appliance stores; clothing and clothing accessories stores; sporting goods, hobby, book, and music stores; general merchandise stores; office supply, stationary, and gift stores; and used merchandise stores.
2. Convenience Goods include: food and beverage stores; health and personal care stores; florists; grocery stores; and other miscellaneous store retailers.
3. Total does not reflect total for all retail—only those retail categories included in Shoppers' Goods, Convenience Goods, Building Materials and Garden Supplies, and Eating and Drinking Establishments. Retail establishments not included in this total are: auto-related businesses and non-store retailers.

Sources: ESRI, Inc.; AKRF, Inc.

According to ESRI, there are approximately 189 retail businesses within a 5-mile radius of the Project Site (see **Table 14-20**). Eating and drinking establishments account for the largest percentage (32.3 percent), and shoppers' goods and convenience goods account for another 31.2 percent and 28.0 percent, respectively. In Sullivan, Ulster, and Orange Counties, there are collectively approximately 5,168 retail businesses. Shoppers' goods account for 34.5 percent of these businesses. Eating and drinking establishments account for 34.2 percent, and convenience goods account for 23.6 percent.

**Table 14-20
Number of Businesses by Category**

Retail Category	5-Mile Radius of Project Site		Sullivan, Ulster, and Orange Counties	
	Number of Businesses	Percent of Total	Number of Businesses	Percent of Total
Shoppers' Goods ¹	59	31.2%	1,784	34.5%
<i>Department Stores</i>	1	0.5%	61	1.2%
Convenience Goods ²	53	28.0%	1,220	23.6%
<i>Grocery Stores</i>	14	7.4%	259	5.0%
Building Materials and Garden Supplies	16	8.5%	396	7.7%
Eating and Drinking Establishments	61	32.3%	1,768	34.2%
Total Number of Businesses³	189	100%	5,168	100%

Notes:

1. Shoppers' Goods include: furniture and home furnishings stores; electronics and appliance stores; clothing and clothing accessories stores; sporting goods, hobby, book, and music stores; general merchandise stores; office supply, stationary, and gift stores; and used merchandise stores.
2. Convenience Goods include: food and beverage stores; health and personal care stores; florists; grocery stores; and other miscellaneous store retailers.
3. Total does not reflect total for all retail—only those retail categories included in Shoppers' Goods, Convenience Goods, Building Materials and Garden Supplies, and Eating and Drinking Establishments. Retail establishments not included in this total are: auto-related businesses and non-store retailers.

Sources: ESRI, Inc.; AKRF, Inc.

Based on the inventories presented in Appendix L, “Socioeconomic Analysis,” in the 2006 CALP FEIS, the following describes retail concentrations in or near Sullivan County that may be affected by the Proposed Project, based on proximity and the general retail character. These concentrations include malls, plazas, shopping centers, and retail strips within the Sullivan County towns of Thompson, Liberty, and South Fallsburg; the Orange County town of Middletown; and the Ulster County town of Ellenville. The locations of these retail concentrations are shown in **Figure 14-3**.

Town of Thompson

1. Route 42 from Concord Road to the Route 17 Overpass

The retail concentration along the east and west sides of Route 42 between Concord Road and the Route 17 overpass is auto-oriented and includes gas stations, and auto part and repair businesses. It also includes several national limited-service restaurants with drive-through facilities, generally occupying detached buildings. In addition to the commuter-oriented retail along this portion of Route 42, there are two shopping centers accessible from Route 42. There is a 203,000-sf Walmart Supercenter located at 41 Anawana Lake Road. Located at 4058 Route 42, the Thompson Square Mall is an approximately 240,000-sf community shopping center anchored by ShopRite, Staples, and Home Depot. In addition to the anchor stores, the center contains a wide variety of tenants providing neighborhood services and convenience goods.

2. Route 42 from Pleasant Street to Broadway

Route 42 (Pleasant Street) between the Route 17 overpass to Broadway in the Village of Monticello contains a small retail concentration. Retail businesses are interspersed between housing and vacant lots. Retail offerings along this portion of Pleasant Street are primarily auto-oriented and also include a few convenience stores.

Village of Monticello

As the seat of the Town of Thompson and Sullivan County, the Village of Monticello has also been the historic commercial center of the area. The Village developed around the Newburgh-Cochection Turnpike in the early 1800s, and its plan included broad streets and a public square. It was central to the Golden Age of resorts in Sullivan County and fed into the tourism industry in the surrounding area with various entertainment destinations such as theaters and an amusement park. After the decline of the resort communities, Monticello continued to draw tourists from the remaining bungalow communities and hotels. Today, Broadway remains the retail core of the Village and retains the original plan of the community. Retail on Broadway is primarily concentrated between Jefferson Street and Plaza Road, and is markedly different on the east and west sides of Pleasant Street.

3. Broadway from Pleasant Street to Jefferson Street

The portion of Broadway located between Pleasant Street and Jefferson Street is the retail core of the Village of Monticello. Retail is generally located on the ground floor of multi-story buildings, mostly attached buildings. The businesses along this portion of Broadway provide local services and convenience goods, as well as limited- and full-service restaurants and food retail. There are no national chains represented in the area nor are there any apparent anchor stores. Retail becomes less dense west of Liberty Street, where storefronts are interrupted by vacant lots and parking.

4. East Broadway from Pleasant Street to Route 17

The portion of East Broadway between Pleasant Street and the Mountain Mall is primarily occupied by neighborhood services and convenience goods. A small shopping center is

located at the corner of Richardson Avenue and Broadway, Family Dollar, and a dry cleaner. Retail uses are low in density, and many stores are located in non-traditional retail structures such as residential and former light-industrial buildings. Located at 121 Broadway, the 100,000-sf Mountain Mall is anchored by the ALDI grocery store and includes Dollar Tree and various convenience goods and neighborhood services. The Mountain Mall includes a parking area. Between the Mountain Mall and Plaza Drive, retail offerings are generally auto-oriented, and are interrupted by undeveloped lots and residential uses. Apollo Plaza, a vacant, approximately 161,000-sf indoor shopping mall, is located near Route 17 at the intersection of Plaza Drive and Broadway.

Town of Liberty

5. Route 52, Route 17, and Sullivan Avenue

On Sullivan Avenue in Liberty, retail offerings consist primarily of auto-oriented limited-service restaurants. Several national chain fast food restaurants and a hotel are located in this retail concentration. There is a new building located near the exit from Route 17 to Sullivan Avenue, which is partially occupied by a Sears appliance and home furnishings store and an Oriental Buffet restaurant.

The main retail concentration along Route 52 East is a shopping center anchored by ShopRite, located between Crestview Drive and Old Monticello Road. The plaza includes nine other retail stores, offering convenience goods, neighborhood services, and eating and drinking establishments.

On the north side of Route 52, a Rite Aid and an Ace Trading Post are located in detached buildings with a shared parking lot. Colonial Square neighborhood center is located farther west along Route 52 and contains primarily professional, medical services, and personal services.

West of Route 17, the Liberty Square neighborhood center is located at 187 Mill Street and is anchored by an Eckerd drug store. Other retail storefronts offer convenience goods or neighborhood services catering to the local community.

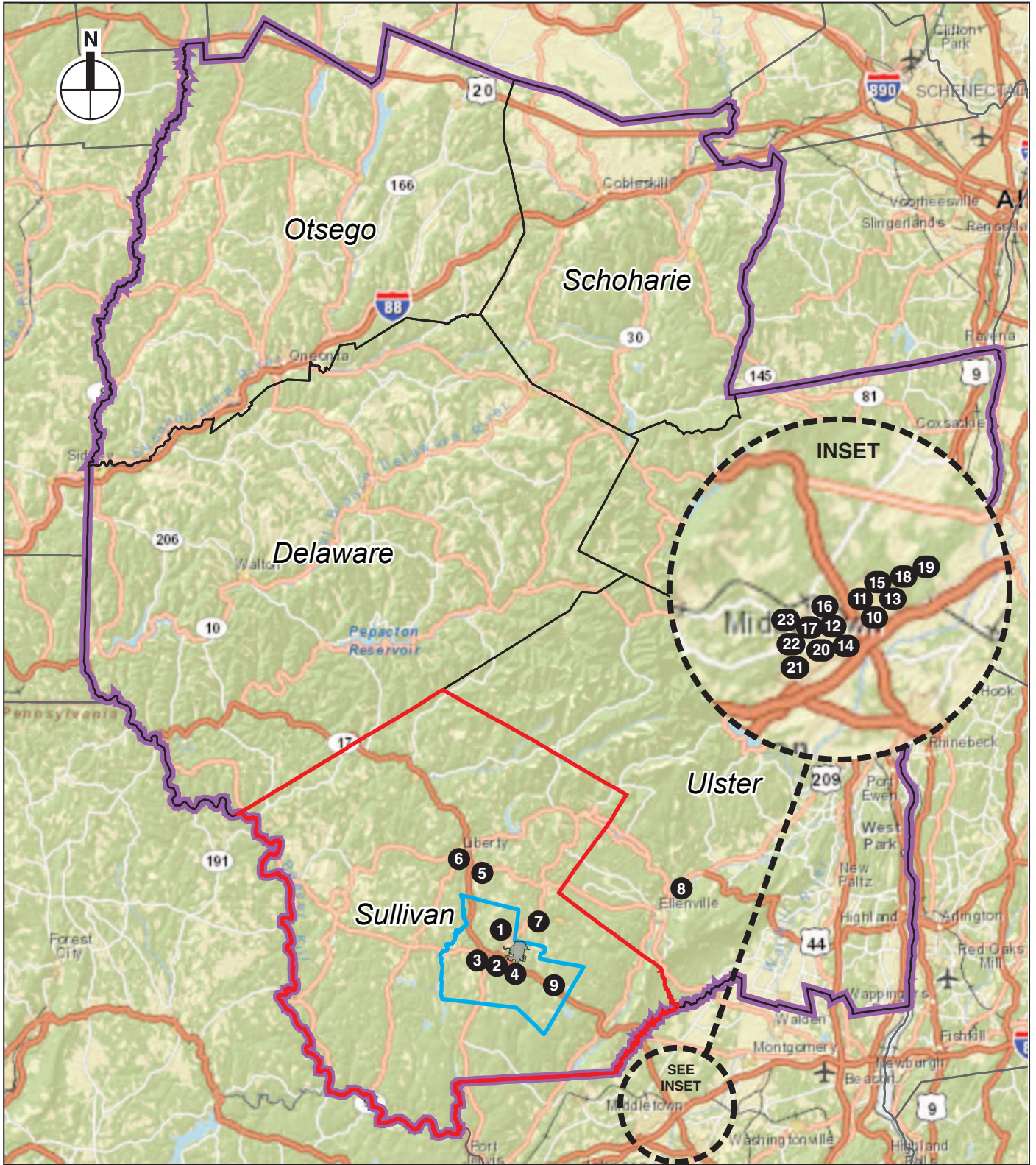
6. Main Street between Route 55 (Lake Street) and Law Street

The portion of Main Street between Route 55 and Law Street represents the historic retail core of downtown Liberty. Building stock is older than the newer retail centers along Route 52 East, and several structures are in poor condition. There are no apparent anchors along this portion of Main Street and no national chains represented other than banks. On-street, metered parking is available on the relatively narrow street. The majority of storefronts are occupied by restaurants, bars, clothing stores, and neighborhood services and professional services.

South Fallsburg

7. Route 42 north of Griff Court

The major retail concentration in South Fallsburg is located on Route 42, extending north for approximately one mile from Griff Court. Some storefronts appear to be occupied by seasonal businesses that are open only during tourist season. Other businesses along this retail strip include convenience goods and neighborhood services. There is one national chain (a bank) and no discernible anchors along this corridor.



-  Project Site
-  Town of Thompson
-  Sullivan County
-  County
-  Catskills Region
-  Retail Concentrations
(See Chapter 14 for Retail Concentration Numbers and Descriptions)

Retail Concentrations
Figure 14-3

Ellenville

8. Canal Street from Route 209 to Maiden Lane and Main Street

This portion of Canal Street—from Route 209 to Maiden Lane—comprises the retail core of downtown Ellenville. Retail businesses offer primarily neighborhood services, convenience goods, and eating and drinking establishments. Parking is provided on the relatively narrow street as well as by a small municipal parking lot located off Canal Street.

Businesses along Main Street include professional, personal, and community services, as well as eating and drinking establishments and small grocery stores. A plaza with ShopRite on Route 209 offers groceries, restaurants, laundry, and medical services. Apart from the ShopRite, which anchors this plaza, there are no apparent anchors in Ellenville.

Rock Hill

9. Intersection of Katrina Falls Road, Glen Wild Road, and Rock Hill Drive

The small retail concentration located at this intersection in Rock Hill caters to the local community and commuters traveling along Route 17. The stores in this area include neighborhood and professional services and eating and drinking establishments. This concentration also includes an Ace Trading Post, which provides a wide range of convenience and shoppers' goods, as well as a branch of Provident Bank.

Middletown

Middletown is characterized by retail concentrated in shopping centers located off Route 211 and along Dolson Avenue.

10. Galleria at Crystal Run

The Galleria at Crystal Run, located near Interstate 84, Route 17, and Route 211, is a super-regional, covered shopping mall containing approximately 1,112,000 square feet of retail space in 111 stores. Built in 1992, the mall is currently anchored by JC Penney, Sears, Target, and Macy's. Other major tenants include Old Navy, H&M, FYE, and Dick's Clothing and Sporting Goods. There are a number of other national and regional chain stores including The Gap, Victoria's Secret, and Bath & Body Works. The Galleria at Crystal Run includes a food court as well as a 16-screen AMC Loews movie theater. Apparel stores account for a majority of businesses, with home furnishings/equipment, accessories retailers, and eating and drinking establishments also well represented. Just north of the Galleria at Crystal Run, across Galleria Drive, is a separate building containing a Best Buy, which occupies approximately 140,000 square feet of retail space that is accessible from the Galleria at Crystal Run.

11. Plaza at Crystal Run

The Plaza at Crystal Run is a regional shopping center located on both sides of North Galleria Drive that contains approximately 400,000 square feet of retail space in 10 stores. Sam's Club, Lowe's, and Gander Mountain serve as anchors on the west side of North Galleria Drive. On the east side of North Galleria Drive, the plaza contains various home furnishings retailers, such as Pier 1 Imports, neighborhood services, and an Olive Garden restaurant.

12. Orange Plaza

Located at 444 Route 211 East, Orange Plaza is anchored by a Walmart Supercenter, Kohl's, Home Depot, and Marshalls, and contains 900,000 square feet of retail space. The remaining retailers offer primarily men and women's clothing, and there are several home furnishings retailers and limited- and full-service restaurants.

13. Wallkill Center and Stone Ridge Plaza

Stone Ridge Plaza and the Wallkill Center are adjacent plazas at 731 Route 211, on the north side of the road. Together, these two small strip centers contain about 15 stores and no apparent anchors. Stone Ridge Plaza contains eight stores and is approximately 15,000 square feet total. The retail offerings at Stone Ridge Plaza offer primarily neighborhood and professional services. The Wallkill Center contains seven storefronts, offering mainly neighborhood services and eating and drinking establishments.

14. Dunning Farm

Dunning Farm Shopping Center, located at 88 Dunning Road, contains approximately 400,000 sf of retail in 28 stores and is anchored by Toys “R” Us and Babies “R” Us, T.J. Maxx, and Media Play. The remaining retail stores offer discount shopping goods and neighborhood services. Dunning Farm includes national chains Mande, Dressbarn, Dollar Tree, RadioShack, and PetSmart.

15. Scotchtown Farms Plaza

Located at 670 Route 211 East, Scotchtown Farms is a neighborhood strip center of approximately 10,800 square feet. Scotchtown Farms contains no apparent anchor, and most of the stores provide either neighborhood personal or professional services. Adjacent to Scotchtown Farms is a cluster of four retail stores, approximately 6,000 square feet in size.

16. Caldor Mall

Caldor Mall, located at 362 Route 211, is characterized by extensive vacancies, with a few businesses occupying the main building and a separate structure within the parking lot. Businesses include AutoZone, a limited-service restaurant, and several neighborhood services.

17. ALDI Supermarket Plaza (Informal Title)

The plaza at 300 Route 211 East is anchored by ALDI supermarket and contains seven storefronts. Across from ALDI, is a cluster of five stores serving commuters along Route 211, which includes a Rite Aid, neighborhood goods and services as well as retail.

18. Eckerd Plaza (Informal Title)

The shopping center located at 701 Route 211 is anchored by an Eckerd drug store and contains eight stores that cater primarily to commuters traveling along Route 211. Retail offerings include mainly neighborhood services, convenience goods, and eating and drinking establishments.

19. Route 211 Plaza

The plaza at 779 Route 211 East contains approximately 60,000 square feet of retail in seven stores. Retail stores provide mainly neighborhood, personal, and professional services, and there is no apparent anchor.

20. Campbell Plaza

Located at 125 Dolson Avenue, Campbell Plaza is a community shopping center anchored by ShopRite and contains 136,000 square feet of retail space in 35 stores. Retail businesses primarily offer convenience goods and neighborhood services. There are also several limited-service restaurants, including national chains. Several other businesses offer auto-related goods and services and clothing.

21. Playtogs Plaza

Playtogs Plaza is located at 130 Dolson Avenue, across from Campbell Plaza. This community shopping center contains approximately 218,000 square feet of space in approximately 24 stores. The plaza includes several separate structures, including a three-story building with office space. Retail businesses offer primarily neighborhood services and convenience goods. The plaza also includes a cinema, mini-golf, billiards, and two gyms. There is no apparent anchor. It is adjacent to a large wholesale liquidation store and a cluster of five stores anchored by Redner’s Supermarket.

22. Middletown Commons

Middletown Commons is located at 201 Dolson Avenue and is accessible from Abe Isseks Drive. This community shopping center contains approximately 200,000 square feet of retail space in eight stores, catering to the local community with primarily neighborhood services and convenience goods. Middletown Commons contains no apparent anchor.

23. CVS Pharmacy/Middletown Plaza

This small three-store center is located on East Main Street and contains approximately 30,000 square feet of retail space. The center is anchored by CVS and includes Family Dollar and Advance Auto Parts.

Residential Market

According to 2010 Census data, 34.5 percent of total housing units in the Town of Thompson were vacant—a lower percentage than Sullivan County (38.7 percent) but a higher percentage than in the Catskills region as a whole (25.9 percent) (see **Table 14-21**). The Town of Thompson, Sullivan County, and the Catskills region all had significantly higher percentages of vacant housing units than New York State as a whole. The Town of Thompson had a higher percentage of renter-occupied housing units than all of the other study areas, with 47.5 percent. The Town of Thompson, Sullivan County, and the Catskills region all had significantly higher percentages of vacant housing units attributable to seasonal, recreational, or occasional use, with Sullivan County having the highest proportion (75.3 percent).

**Table 14-21
Housing Characteristics: 2010**

Housing Characteristics	Town of Thompson	Sullivan County	Catskills region	New York
Occupancy status for all housing units				
Occupied	65.5	61.3	74.1	90.3
Vacant	34.5	38.7	25.9	9.7
Tenure of occupied housing units				
Owner occupied	52.5	67	70.5	53.3
Renter occupied	47.5	33	29.5	46.7
Status of vacant housing units				
For rent	10.8	7.5	8.5	25.3
For sale only	7.5	5.4	6.3	9.8
Rented or sold, not occupied	1.8	1.5	1.9	4.3
For seasonal, recreational, or occasional use	68.1	75.3	69.9	36.6
Other vacant	11.8	10.2	13.1	23.9
Note: Town of Thompson figures include Village of Monticello.				
Sources: U.S. Census, AKRF, Inc.				

According to 2006-2010 ACS data, about half of the occupied housing units in the Town of Thompson are single-family, detached homes (see **Table 14-22**). This number is higher in Sullivan

County, where single-family detached homes account for 65.6 percent of occupied housing units. Compared to Sullivan County as a whole, the Town of Thompson has a higher percentage of multiple unit buildings, but a lower percentage of mobile homes or other types of housing.

**Table 14-22
Type of Housing (Percent of Occupied Housing), 2010**

Units in Structure	Town of Thompson	Sullivan County
Single family, detached	49.5	65.6
Single family, attached	6.1	2.4
Two to four units	14.6	10.9
Five to nine units	11.7	5.2
10 or more units	10.2	4.0
Mobile home or other type of housing	8.0	11.8
Note: Town of Thompson figures include Village of Monticello.		
Sources: U.S. Census, 2006-2010 American Community Survey		

According to 2006-2010 ACS estimates, the median value of owner-occupied housing in the Town of Thompson is \$178,611 (see **Table 14-23**). This is lower than that in Sullivan County, the Catskills region, and New York State.

**Table 14-23
Value of Owner-Occupied Housing: 2010**

Area	Less than \$40,000	\$40,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$399,999	\$400,000 to \$999,999	\$1,000,000 or more	Median value
Town of Thompson	10.5%	5.4%	5.1%	19.8%	20.6%	29.7%	7.6%	1.3%	\$178,611
Sullivan County	7.6%	6.2%	6.0%	15.5%	19.3%	34.6%	8.6%	2.2%	\$194,877
Catskills region	6.0%	8.0%	6.7%	15.3%	16.9%	35.5%	10.3%	1.3%	\$196,382 ¹
New York	3.8%	8.6%	6.3%	11.0%	8.6%	23.4%	33.4%	5.0%	\$313,871
Notes: 1. Median housing value for the Catskills region is an estimate based on the weighted average by county based on the number of owner-occupied housing in each county. 2. Values except for median value are presented in 2010 dollars. Median housing values are presented in 2012 adjusted dollars. Town of Thompson figures include Village of Monticello.									
Sources: U.S. Census, 2006-2010 American Community Survey									

In 2010, the median value of owner-occupied housing in the Town of Thompson, Sullivan County, and the Catskills region was significantly lower than in New York State as a whole (see **Table 14-24**). The same was true in 2000, though housing values have increased in all of the study areas since then. Over this time, housing value increased by the highest percentage in New York State as a whole (52 percent). In Sullivan County and the Catskills region, the median value of owner-occupied housing increased by 49 percent and 44 percent, respectively. The Town of Thompson lagged behind the other study areas, with an increase of 37 percent in median value since 2000, and the lowest median value in 2010 (\$178,611).

Table 14-24
Median Value of Owner-Occupied Housing: 2000, 2010

	2000	2010	Percent Change
Town of Thompson	\$130,850	\$178,611	37%
Sullivan County	\$131,131	\$194,877	49%
Catskills region	\$135,920	\$196,382	44%
New York	\$208,994	\$316,871	52%
Notes: Median housing values are presented in 2012 adjusted dollars. Town of Thompson figures include Village of Monticello.			
Sources: U.S. Census, 2000 Summary File 3, 2006-2010 American Community Survey; AKRF, Inc.			

Overall, the Town of Thompson contains newer building stock than Sullivan County and the Catskills region as a whole, with over half of the housing stock built in 1970 or later (see **Table 14-25**).

Table 14-25
Year Housing Units Built

	Town of Thompson	Sullivan County	Catskills region
2005 or later	4.8%	2.4%	2.0%
2000 to 2004	6.2%	4.8%	4.5%
1990 to 1999	5.6%	8.9%	9.9%
1980 to 1989	20.2%	18.3%	14.4%
1970 to 1979	17.8%	14.2%	13.2%
1960 to 1969	12.9%	11.1%	9.4%
1950 to 1959	10.3%	10.4%	9.5%
1940 to 1949	9.4%	9.0%	6.3%
1939 or earlier	12.8%	20.8%	30.7%
Note: Town of Thompson figures include Village of Monticello.			
Sources: U.S. Census, 2006-2010 American Community Survey			

Second Home Ownership

As described above, second home ownership is common in Sullivan County, and the number of second home owners has been increasing. According to a 2008 study of second home owners conducted by the Sullivan County Division of Planning and Environmental Management, the largest proportion of second home owners in Sullivan County reside primarily in New Jersey, Long Island, and Manhattan (see **Table 14-26**).

In general, second home owners in Sullivan County earned higher incomes than the median in Sullivan County. Over 50 percent of Sullivan County residents had incomes of less than \$50,000, compared to 10.2 percent of Sullivan County second home owners (see **Table 14-27**).

Table 14-26

Primary Residence of Sullivan County Second Home Owners

Primary Residence	Percent
Brooklyn	9.6
Bronx	2.4
Queens	11.0
Manhattan	13.9
Staten Island	4.4
Other NYS	14.6
New Jersey	19.4
Long Island (Suffolk and Nassau Counties)	15.8
Florida	2.3
Other States	6.8

Source: *Second Home Owner Study: Assessing Attitudes, Consumer Behavior, and Housing Tenure in Sullivan County.* Sullivan County Division of Planning & Environmental Management: October 2008.

Table 14-27

Annual Household Income of Sullivan County Second Home Owners

Annual Household Income	Percent
Less than \$50,000	10.2
\$50,000 to \$74,999	16.2
\$75,000 to \$99,999	17
\$100,000 to \$149,999	25.7
\$150,000 to \$199,999	11.3
\$200,000 to \$299,999	9.8
\$300,000 to \$499,999	6.2
\$500,000 to \$999,999	2.5
\$1,000,000 or more	1.1

Note: Annual Household Income was reported by respondents in the Second Home Survey conducted by the Sullivan County Division of Planning and Environmental Management in 2007.

Source: *Second Home Owner Study: Assessing Attitudes, Consumer Behavior, and Housing Tenure in Sullivan County.* Sullivan County Division of Planning & Environmental Management: October 2008.

TAX REVENUES

The Project Site comprises approximately 1,538 acres of mostly contiguous parcels generally bound by Kiamesha Lake Road to the north, Route 17 to the south, Concord Road to the west, and Route 161 to the east, in Sullivan County. As described in Chapter 2, “Land Use, Community Character, Zoning, and Public Policy,” the existing land uses on the Project Site include the Monster Golf Course and former agricultural uses. Several cottages, barns, houses, and bungalow colonies lie within the Project Site, mostly along the roadways. Some have been abandoned or recently demolished. The Project Site also includes the abandoned International Golf Course, abandoned ski areas/runs, a spring and pump house, and the Chalet Golf Clubhouse, including a restaurant and 42 hotel rooms. Much of the Project Site comprises wooded and grass vegetative cover.

Using the tax parcels that comprise the Project Site identified in Chapter 1, “Project Description,” and based on real property tax bills for fiscal year 2012 and school tax bills for fiscal year 2011, the Project Site generated approximately \$176,502 in property tax and fee revenues for the Town of Thompson and Sullivan County, and \$273,289 in taxes for Monticello Central School, for a total of \$449,791 (see **Table 14-28**). Of the total Town and County taxes, \$6,931 was allocated to the County levy, \$35,439 was allocated from the Town to highways, \$24,719 was directed to highways outside of the Village, \$815 was allocated to the general fund outside of the Village, \$23,667 to the Monticello Joint Fund, \$4,385 for the Ethel B. Crawford Public Library, \$75,287 to the Kiamesha Lake Sewer District, and \$5,256 for solid waste fees. The allocation of these taxes is presented in **Table 14-28**.

Table 14-28

Project Site Parcel Taxing Districts, Taxable Value, Tax Rates, and Tax Payments

Taxing Purpose	Taxable Assessed Value or Units	Tax Rate per \$1,000 or per Unit	Tax Amount Billed
County Levy	\$13,216,500	\$0.52	\$6,931
Town to Highway	\$13,216,500	\$2.68	\$35,439
Highway Outside Village	\$13,216,500	\$1.87	\$24,719
General Fund Outside of Village	\$13,216,500	\$0.06	\$815
Monticello Joint Fund	\$13,216,500	\$1.79	\$23,667
EB Crawford Memorial Library	\$13,216,500	\$0.33	\$4,385
Kiamesha Lake Sewer	8,673	\$8.46	\$75,287
Solid Waste Fee	NA	NA	\$5,256
Total Town/County Taxes			\$176,502
Monticello Central School District Taxes	\$13,216,500	\$20.68	\$273,289
Total Taxes Billed			\$449,791
Sources: Real Property Tax Bills for fiscal year 2012 (fiscal year 1/1/2012-12/31/12) and Statement of School Taxes for Monticello Central School for fiscal years 2011 (fiscal year 7/1/2011-6/30/2012), provided by EPT Concord II, LLC; AKRF, Inc.			

THE FUTURE WITHOUT THE PROPOSED ACTIONS AND PROPOSED PROJECT

As described in Chapter 2, “Land Use, Community Character, Zoning, and Public Policy,” there are several previously approved projects that are expected to be developed in the future independent of the Proposed Actions and Proposed Project (the No Build condition). Of these projects, 11 would be developed in the Town of Thompson (see Figure 2-4). The following describes the fiscal and economic impacts expected as a result of the approved projects, based on published EISs.

CALP

As described in Chapter 2, the Proposed Project Applicant currently owns approximately 90 percent of the land previously owned or controlled by CALP. The remaining 160 acres of land, which principally constitutes the site of the former Concord Hotel and a portion of land adjacent to Concord Road, which CALP either owns or possesses certain option rights to lease. Approvals have been issued for the following development on those 160 acres of land: a 54,000-square-foot convention center, a 210,000-square-foot casino, a hotel with 1,500 rooms, and a 33,000-square-foot harness horse racetrack. It is anticipated that some or all CALP development will take place concurrently with Phase 1 of the Proposed Project, and would be completed by 2013.

The CALP project as contemplated by the 2006 DGEIS was much larger than what is anticipated today and described above. However, based on relevant employment ratios used to analyze the larger program, the plan as presently approved would generate approximately 54 jobs at the convention center yielding \$1.79 million in direct earnings, and 1,125 jobs at the hotel yielding \$24.3 million in direct earnings. Employment and other economic impacts related to the casino and racetrack were not analyzed as part of the 2006 DGEIS.

DUNBAR TOWERS

Dunbar Towers is a 94-unit residential condominium development located on Broadway, just east of Route 17B in the Village of Monticello. The development is currently under construction and is expected to be completed by 2013.

APOLLO MALL PLAZA REDEVELOPMENT

Apollo Plaza, a vacant, approximately 161,000-sf indoor shopping mall, is located near Route 17 at the intersection of Plaza Drive and Broadway. Although identified by the Lead Agency, the mall does not currently have a finalized development plan, but Sullivan County holds the title to the property and has released a Request for Proposals (RFP) for the site.

STOCKBRIDGE-MUNSEE CASINO (NOT SHOWN ON FIGURE 2-4)

The Stockbridge-Munsee Community Band of Mohican Indians proposed to develop a casino (the “Stockbridge-Munsee Casino”) on County Highway 161 at NYS Route 17, Exit 107, in the Town of Thompson. This proposal was the subject of a Federal National Environmental Policy Act (NEPA) review, beginning with an Environmental Assessment (EA) in February 2001 and an EIS in November 2003. However, in March 2008, the U.S. Department of the Interior Bureau of Indian Affairs (BIA) announced that it was cancelling work on the EIS because the BIA had decided not to accept the land into trust, on the basis that the land did not adequately meet the criteria set forth in the Federal regulations 25 CFR 151.3; 151.10(b); 151.10(c); and 151.11(b), for trust acquisition.

Furthermore, the Tribal – State Compact that was required in order for the Stockbridge-Munsee Casino to be developed was disapproved by the BIA in February 2011 for being in violation of the Indian Gaming Regulatory Act (IGRA). Based on the above, this project has not been included in the No Build condition for this DGEIS/DEIS.

GEMSTAR MOBILE HOME DEVELOPMENT

Approval has been granted for a preliminary site plan for the development of a 69 double-wide, primarily seasonal mobile home park at Heiden Road and County Route 161. The development is expected to be completed by 2013.

RNR MOBILE HOME DEVELOPMENT

Approval has been granted for the development of 120 double-wide mobile home park on Pittaluga Road, approximately one mile north of the Village of Monticello. Of the total 120 units, 40 units would be developed in the first phase of development.

BIRCHWOOD ESTATES

Birchwood Estates is currently under construction on Rod and Gun Club Road, and is expected to be completed by 2013. The development is expected to include between 60 and 70 residential units, 13 of which have been constructed.

KELLI WOODS HOMES

The Kelli Woods Duplex Homes project is in the planning stages for a 320-unit (160-duplex) residential development, to be located on the east side of Anawana Lake Road (County Road 103) between Whittaker Road and Kutscher Road. The project is expected to be completed by 2019.

GAN-EDEN ESTATES

The Gan-Eden project is in the planning stages for a 885-unit residential development to be located on the western side of Lock Sheldrake Road between Mongaup Road and Old Liberty Road. The project is expected to be completed by 2019.

SENIOR/WORKFORCE HOUSING

A zoning overlay has been approved for the development of up to 500 dwelling units of senior and workforce housing to be located on State Route 42. The project is expected to be completed by 2019.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS AND PROPOSED PROJECT

PROJECT SITE

The Project Site is currently dominated by one economic use (the Monster Golf Course) and is otherwise largely comprised of abandoned or inactive properties including the International Golf Course and components of the old Concord Resort (i.e., ski slope), as well as cottages, barns, houses, and bungalow properties. The Proposed Project would transform the Project Site into a vibrant mixed-use area that would host a variety of residential, retail, hotel, entertainment, and gaming uses.

The widening of Joyland Road during Phase 1 of the Proposed Project would require the acquisition of properties along the western side of the road, outside the Project Site boundaries. The road widening would necessitate the demolition of some structures located on these properties, including bungalow cottages and a small number of single-family homes.

ECONOMIC IMPACTS

This section presents economic impacts resulting from the construction period and from annual operations of the Proposed Project.

Value of Construction

Based on preliminary estimates, the total cost for developing the Proposed Project is estimated at \$1,538.84 million in 2012 dollars, which includes \$327.93 million for Phase 1 construction. This cost includes hard and soft costs, but excludes financing and the value of land. For the economic benefits analysis, the cost of fixtures, furniture, and equipment (FFE) (\$141.06 million) are

excluded as it is assumed that these are imported and not constructed on the Project Site. Therefore, the construction cost appropriate for this analysis is \$1,398 million.

Physical improvements to the Project Site (\$1,202 million) are assumed to occur in the Catskills region (see **Table 14-29**). For this analysis, since the amount of soft costs spent in the Catskills region is not known at this time, it is assumed that soft costs (\$196 million), including architectural, engineering, and legal services, would occur in New York State but outside the Catskills region. However, it is expected that some portion of these expenditures would likely occur within the region. Including the physical improvements to the Project Site and the soft costs, the construction cost appropriate for this analysis is \$1,398 million in New York State.

**Table 14-29
Proposed Project Construction Costs**

IMPLAN Sector	Description of Industry Sector	Construction Costs (Millions of 2012 dollars)	
		Catskills Region ¹	New York State
34	Construction of new nonresidential commercial structures	\$608.75	\$608.75
36	Construction of other new nonresidential structures	\$230.58	\$230.58
37	Construction of new residential permanent site single- and multi-family structures	\$297.36	\$297.36
39	Maintenance and repair construction of nonresidential structures	\$10.16	\$10.16
367	Legal services ²	See below	\$65.28
369	Architectural, engineering, and related services ²	See below	\$130.56
388	Services to buildings and dwellings	\$55.11	\$55.11
Total Construction Cost		\$1,201.94	\$1,397.78
Notes:			
¹ The construction analysis was modeled in the Catskills region and New York State. The Catskills region includes the following counties: Sullivan, Delaware, Otsego, Schoharie, Greene, and Ulster. The construction analysis was not modeled only in Sullivan County as the County has 784 workers in the construction sector, including 242 workers who work in building construction, 488 specialty trade contractors, and 54 heavy and civil engineering construction workers, based on 2010 Quarterly Census of Employment and Wages.			
² Since the amount of soft costs that would be spent in the Catskills region is not known at this time, this analysis assumes that soft costs occur in New York State; however, it is expected that some portion would occur in the Catskills region.			
³ For the economic benefits analysis, the cost of FFE (\$141.06 million) are excluded from the construction cost as it is assumed that these are imported and not constructed on the site. The estimated total construction cost for Proposed Project with FFE is \$1,538.84 million.			
Source: Construction costs provided by the Applicant.			

Economic Benefits from Construction

Employment

As discussed above, the construction cost appropriate for the economic benefits analysis is \$1,398 million in New York State, of which \$1,202 million is assumed to occur in the Catskills region. As a result of the direct expenditures, direct employment from construction of the Proposed Project (including both on-site construction jobs and jobs resulting from construction soft costs such as architecture and engineering) is estimated at 6,325 person-years of employment in New York State, of which 5,674 person-years are anticipated in the Catskills

region. (A person-year is the equivalent of one person working full time for a year.) Over the estimated 10-year construction build out, construction would generate an average of 567 full-time equivalent jobs in the Catskills region and 632 full-time equivalent jobs in New York State.

As discussed above, when new direct jobs are introduced to an area, those jobs lead to the creation of additional indirect and induced jobs. Indirect employment resulting from construction expenditures includes jobs in industries that provide goods and services to the contractors, and induced employment includes jobs generated by new economic demand from households spending salaries earned through the direct and indirect jobs. Based on the IMPLAN model's economic multipliers for Catskills region sectors, construction of the Proposed Project would generate an additional 1,268 person-years of indirect employment and 1,842 person-years of induced employment within the region, bringing the total number of jobs from construction to 8,784 person-years (see **Table 14-30**). In the larger New York State economy, the model estimates that construction would generate 5,031 person-years of indirect and induced employment, bringing the total direct and generated jobs to 11,356 person-years of employment.

Employee Compensation

The direct employee compensation during the construction period of the Proposed Project is estimated at \$298.52 million in the Catskills region and \$375.54 million in New York State (see Table 14-30). Total direct, indirect, and induced employee compensation in the Catskills region resulting from construction of the Proposed Project is estimated at \$441.04 million. In the broader New York State economy, total direct, indirect, and induced employee compensation from construction of the Proposed Project is estimated at \$675.98 million.

Total Effect on the Local Economy

As indicated above, the total construction cost appropriate for the economic benefits analysis is \$1,398 million in New York State, of which \$1,202 million is expected to occur in the region. Based on the IMPLAN models for the Catskills region and New York State, the total economic activity that would result from construction of the Proposed Project is estimated at \$2,389 million in New York State, of which \$1,681 million would occur in the Catskills region.

Economic Impacts from Annual Operations

This section estimates the economic benefits of the project on the Sullivan County and New York State economies. Using the IMPLAN models for these areas and the specific characteristics of the program, the total effect has been estimated for the County and State economies.

Employment

Based on information on the program, standard employee ratios, and employment assumptions indicated in **Table 14-31**, direct employment for the entire Proposed Project is estimated at approximately 2,642 permanent, FTE jobs, which includes an estimated 1,143 new FTE jobs by 2014 with the completion of Phase 1, the golf course program, and select components of the Entertainment Village at the Resort Core.

Table 14-30
Economic Benefits from Construction of the Proposed Project

	Catskills Region	New York State
Employment (Person-years)¹		
Direct (jobs associated with hard and soft costs)	5,674	6,325
Indirect (jobs in support industries)	1,268	2,079
Induced (jobs from household spending)	1,842	2,952
Total	8,784	11,356
Employee Compensation (Millions of 2012 dollars)		
Direct (earnings in construction)	\$298.52	\$375.54
Indirect (earnings in support industries)	58.56	132.83
Induced (earnings from household spending)	83.96	167.61
Total	441.04	675.98
Total Economic Output or Demand² (Millions of 2012 dollars)		
Direct (output from construction)	\$1,201.94	\$1,397.78
Indirect (output from support industries)	194.31	432.24
Induced (output from household spending)	284.73	558.92
Total	1,680.98	2,388.94
Notes:		
¹ A person-year is the equivalent of one person working full-time for a year.		
² The total effect on the local economy, including the sum of the cost of goods and services used to produce a product and the associated payments to workers, taxes, and profits.		
Sources: The characteristics and construction cost of the proposed development and the IMPLAN economic modeling system.		

**Table 14-31
Direct Employment at the Proposed Project**

IMPLAN Sector	IMPLAN Sector Description	Program Element	FTE
3	Vegetable farming	Farmers' Market	4
324	Retail- food and beverage	NY Wine & Market at Entertainment Village; Retail at Residential Village; Retail at Commercial Parcels	192
325	Retail- health and personal care	Retail at Residential Village; Retail at Commercial Parcels	24
327	Retail- clothing and clothing accessories	Retail at Commercial Parcels	128
328	Retail-sporting goods, hobby, book and music	Retail at Recreation Core	5
329	Retail- general merchandise	General Store at Entertainment Village; Retail at Residential Village; Retail at Commercial Parcels	363
346	Motion picture and video industries	Movie Theater at Entertainment Village, Movie Studio at Southwest Parcel	76
360	Real estate	Events Center at Casino Resort	23
388	Services to buildings and dwellings	Grounds Crew at Entertainment Village, Employees at Rental Residential Flats	19
398	Nursing and residential care facilities	Innovative Medical Facility at Residential Village	195
403	Spectator sports	Paddock at Casino Resort	3
404	Promoters of performing arts and sports	Event Conference Center at Entertainment Village	20
406	Museums, historical sites, zoos, and parks	Gallery at Entertainment Village	7
407	Fitness and recreational sports centers	Pools at Entertainment Village; Tennis Center at Resort Hotel; Sports Zone at Recreation Core;	28
408	Bowling centers	Family Entertainment Center/Bowling at Entertainment Village	81
409	Amusement parks, arcades, and gambling industries	Casino, Back of House, Grandstand, and High Limit Entertainment Lounge at Casino Resort; Kids Quest at Entertainment Village, Indoor Waterpark at Resort Hotel	591
410	Other amusement and recreation industries	Miniature Golf and Billiards at Entertainment Village; Golf Course	45
411	Hotels and motels, including casino hotels	Hotel at Casino Resort; Hotel at Entertainment Village; Hotel at Resort Hotel	411
412	Other accommodations	RV Park at Entertainment Village; Outdoor Leisure Resort	155
413	Food services and drinking places	Fine Dining, Buffet Restaurant, Entertainment Restaurant at Casino Resort; Restaurants, Pub, Music Venue, Comedy Museum/Club at Entertainment Village; Restaurant at Recreation Core	206
419	Personal Care Services	Spa at Resort Hotel	17
427	U.S. Postal Service	Post Office at Residential Village	7
437	State and Local Government (non-education)	Civic Center at Residential Village	42
Total Employment			2,642
Notes:	Assumed 1 full and part time employee per 20 spaces at the RV Park; assumed 1 full and part time employee per 1,000 sf at a clubhouse; assumed 1 full and part time employee per 400 sf of retail space; assumed 1 full and part time employee per 1,000 sf of pool space; assumed 1 full and part time employee per 2,000 sf of miniature golf space; assumed 1 full and part time employee per 1,000 sf of billiards space; assumed 1 FTE per 2 hotel rooms; assumed 1 full and part time employee per 1,000 sf of indoor waterpark space; assumed 1 full and part time employee per 1,000 sf of demonstration farm space; assumed 1 full and part time employee per 60 rental residential units; assumed 40 full and part time employees for the 18-hole golf course; assumed 1 full and part time employee per 200 sf of limited service restaurant space; assumed 1 full and part time employee per 4,000 sf of movie studio and sound stage space. Other employment estimates were based on information provided by the Applicant ; FTE employment estimates were converted to full and part time employees based on data from Bureau of Economic Analysis.		
Sources:	Information supplied by the Applicant; standard industry ratios; Bureau of Economic Analysis; ULI Dollars & Cents; Crain's New York, Manta.com; Monticello Raceway Management, Inc.; AKRF, Inc.		

Table 14-32 summarizes the projected permanent employment and economic benefits from the annual operation of the Proposed Project. Total employment resulting from the operation of the Proposed Project would include jobs in business establishments providing goods and services to the project (indirect jobs) and jobs resulting from new household spending (induced jobs). Based

on the IMPLAN model’s economic multipliers for Sullivan County, the Proposed Project would generate an additional 1,229 FTE permanent jobs within the County, bringing the total number of direct, indirect, and induced jobs from the annual operation of the development to 3,871 jobs within the County (see Table 14-32). In the larger New York State economy, the model estimates that the Proposed Project would generate 1,505 indirect and induced jobs, bringing the total number of direct, indirect, and induced jobs in the State to 4,147 FTE jobs.

Table 14-32
Projected Recurring Employment and Economic Benefits
from Annual Operation of the Proposed Project

	Sullivan County	New York State
Employment (Permanent Full-Time Equivalent Jobs)		
Direct (on-site)	2,642	2,642
Indirect (jobs in support industries)	702	802
Induced (jobs from household spending)	527	703
Total	3,871	4,147
Employee Compensation (Millions of 2012 Dollars)		
Direct (On-site)	\$94.31	\$94.31
Indirect (earnings in support industries)	23.98	30.82
Induced (earnings from household spending)	20.34	30.71
Total	138.63	155.84
Total Economic Output or Demand¹ (Millions of 2012 Dollars)		
Direct (On-site)	427.97	427.97
Indirect (output from support industries)	98.73	122.37
Induced (output from household spending)	71.83	106.29
Total	598.53	656.63
Note: ¹ The total effect on the local economy, including the sum of the cost of goods and services used to produce a product and the associated payments to workers, taxes, and profits. Source: The characteristics of the proposed development and the IMPLAN economic modeling system.		

Employee Compensation

Employee compensation from the annual operation of the Proposed Project is estimated at \$94.31 million (in 2012 dollars, see Table 14-32). Total direct, indirect, and induced employee compensation resulting in Sullivan County from the annual operation of the completed development is estimated at \$138.63 million. In the broader New York State economy, total direct, indirect, and induced employee compensation from the annual operation of the completed development is estimated at \$155.84 million.

Total Effect on the Local Economy

The direct effect on the local economy from the Proposed Project, measured as economic output or demand, is estimated at approximately \$427.97 million annually. Based on the IMPLAN models for Sullivan County and New York State, the total economic activity that is anticipated to result from operation of the Proposed Project is estimated at \$656.63 million annually in New York State. Of that amount, \$598.53 million annually would occur in Sullivan County (see Table 14-32).

TAX REVENUES

The Proposed Project would generate significant tax revenues for the Town of Thompson, Sullivan County, and New York State through annual real property tax and fees, retail sales tax, hotel occupancy tax, and vendor track fees. As shown in **Table 14-33**, based on current tax rates and regulations, the Proposed Project at full build out is estimated to annually generate approximately \$42.5 million in real property tax, \$8.5 million in sales tax, \$4.4 million in hotel occupancy tax, and \$46.5 million in vendor track fees.

Table 14-33
Summary of Annual Tax Revenues: Comprehensive Development Plan

	Town of Thompson	Sullivan County	Monticello Central School District	New York State	Total
Real property tax	\$ 12,461,356	\$ 737,068	\$ 29,312,614	\$ 0	\$ 42,511,037
Sales tax	\$ 0	\$ 4,254,299	\$ 0	\$ 4,254,299	\$ 8,508,597
Hotel occupancy tax	\$ 0	\$ 4,377,263	\$ 0	\$ 0	\$ 4,377,263
Vendor Track Fees	See note	See note	\$ 0	\$ 46,500,000	\$ 46,500,000
Notes:	In accordance with Section 54-L of the State Finance Law, counties, towns, or villages that host a video lottery gaming facility will receive annual aid payments from the Office of the State Comptroller. State aid payments made to an eligible municipality are used to defray local costs associated with a video lottery gaming facility, to reduce real property taxes, or to increase support for public schools.				
Sources:	The characteristics of the proposed development and applicable tax rates and legislation. See subsequent tables for detail.				

These tax revenues are based on the full value of future property assessment and other currently applicable taxes and fees. However, it is noted that there are a number of financial assistance programs for which the Proposed Project or portions thereof may be eligible, pursuant to Article 18-A of the General Municipal Law of New York State, known as the Industrial Development Agency (IDA) Act. The Sullivan County IDA offers benefits to private companies in the form of tax incentives, including real property tax exemptions, sales and use tax exemptions, and mortgage tax exemptions. Tax abatements generally apply to value added by construction or renovation of the subject parcels, and, in most situations, the involvement by the IDA does not result in revenue to the affected taxing jurisdictions in any tax year being less than the revenues received in the tax year preceding involvement by the IDA. The period of the exemption does not exceed the period of the respective financing or lease, and under no circumstances does the period of the exemption exceed 20 years. The IDA’s Policy results in a tax schedule for an approved project starting at a base amount and increasing over the full period of the exemption up to 100 percent payment of the assessed value of a project. Once any IDA tax incentives were to fully expire, real property taxes would be collected in full, as estimated below.

To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated. The PILOT would be applicable to County, Municipal, and School Taxes.

Real Property Taxes

Property taxes are calculated based on a property’s assessed value and a tax rate (mill rate) for the municipality and property class. Depending on the municipality and the type of property, assessed value can be determined using a number of methods including: sales evaluation of comparable properties; income capitalization approach; and construction/replacement cost approach.

According to the Assessor for the Town of Thompson, assessed values for the Proposed Project would most likely be determined using the construction cost approach. This approach combines the construction cost for improvements on a parcel of land with an assessed value for the land to yield a total assessed value for the property. The construction cost acts as an estimate of assessed value, eliminating the step of applying the Town's mill rate (78.1 percent) to an estimated market value.

Construction costs for the Proposed Project were provided by the Applicant. Hard and soft costs for all buildings and recreational facilities were included. Infrastructure costs and fixtures, furniture, and equipment were excluded. Because the Project Site currently hosts few improvements, its 2012 assessed value was considered the assessed land value and was added to the construction costs for an estimated total assessed value.

As described above in Existing Conditions, real property taxes are allocated to a number of funds with different purposes. Taxes for most of these funds are determined based on a tax rate per \$1,000 of assessed value. There are two exceptions: the Solid Waste Fee and taxes for the Kiamesha Lake Sewer District, in which the Project Site is located.

For the Kiamesha Lake Sewer District, a point schedule and per unit tax rate are used to determine taxes. The sewer rate system allocates points (including "rent points" and "debt points") to real estate parcels based on factors such as land use (e.g., residential, commercial, or hotel/motel), size (e.g., number of bedrooms or square footage), and water consumption (e.g., number of washrooms). Tax amount is calculated for each parcel at a rate of \$8.46 per unit.

The Solid Waste Fee is determined annually by the Sullivan County Legislature, with fees calculated on a per-parcel basis (e.g., \$120 per residential parcel, \$300 per commercial parcel). Based on input from the Sullivan County Treasurer's Office, estimating solid waste fees for the Proposed Project would be speculative due to the scale and use composition of the project and potential changes in fee structure and rates over the next several years.

Estimated assessed values, units, and property tax and fee revenues are presented in **Table 14-34**. These revenues represent what the Proposed Project would pay in real property taxes and fees if it were fully constructed in 2012 and subject to current tax rates. In sum, based on current taxes and regulations, the Proposed Project would generate approximately \$42.5 million annually in real property taxes. Of this, approximately \$29.3 million would go to the Monticello Central School District, \$737,000 would go to Sullivan County, and \$12.5 million would go to the Town of Thompson. Solid waste fees would be additional.

Retail Sales Tax

Retail uses included in the Proposed Project would generate retail sales taxes for Sullivan County and New York State. Sales tax in Sullivan County is 8 percent, with 4 percent going to the County and 4 percent going to New York State. Based on per square foot sales estimates developed by the Applicant and industry averages included in the Urban Land Institute's 2008 Dollars and Cents of Shopping Centers, annual sales from Proposed Project retail stores and eating and drinking establishments are estimated at \$106.4 million. These sales would produce approximately \$8.5 million in annual sales tax, split evenly between Sullivan County and New York State (see **Table 14-35**).

Table 14-34

Real Property Taxes: Comprehensive Development Plan

	Current Taxable Assessed Value or Units ⁽³⁾	Proposed Project Assessed Value (Construction Cost) or Units	Assessed Value or Units in Future With Proposed Project	Tax Rate per \$1,000 or per Unit	Total Tax Amount
County Levy	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 0.52	\$ 737,068
Town to Highway	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 2.68	\$ 3,798,733
Highway Outside Village	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 1.87	\$ 2,650,609
General Fund Outside of Village	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 0.06	\$ 85,046
Monticello Joint Fund	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 1.79	\$ 2,537,214
EB Crawford Memorial Library	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 0.33	\$ 467,754
Kiamesha Lake Sewer ⁽¹⁾	8,673	336,717	345,390	\$ 8.46	\$ 2,921,999
Solid Waste Fee ⁽²⁾	To be determined				
Total Town/County Taxes					\$ 13,198,423
Monticello Central School District Taxes	\$13,216,500	\$ 1,404,221,314	\$1,417,437,814	\$ 20.68	\$ 29,312,614
Total Taxes					\$ 42,511,037

Notes: (1) Kiamesha Lake Sewer taxes were estimated based on the Proposed Project program and following point schedule (reflecting combined rent and debt points): 15 points for single family homes within the Kiamesha Sewer District; 16 points for apartments, all assumed to be 2-bedroom; 20 points per mobile home; 40 points per commercial building plus 40 additional points for each \$35,000 of assessed value or portion thereof in excess of \$20,000 assessed value, plus 26 additional points for each wash room; 40 points per improved recreational facility; 5 points per recreational acre; 18 points per resort hotel room.
(2) Based on input from Sullivan County Treasurer's Office, the Solid Waste Fee was not estimated due to the scale and use composition of the project and potential future changes in fee structure and rates.
(3) Current taxable assessed value assumed to approximate assessed value of land.

Sources: Real Property Tax Bills for fiscal year 2012 (fiscal year 1/1/2012-12/31/12) and Statement of School Taxes for Monticello Central School for fiscal years 2011 (fiscal year 7/1/2011-6/30/2012), provided by EPT Concord II, LLC; Town of Thompson Assessor's Office; Sullivan County; AKRF, Inc.

Table 14-35

Sales Taxes: Comprehensive Development Plan

Retail Stores	
Taxable square feet	316,667
Sales per square foot	\$ 250
Sales	\$ 79,166,667
Sales tax	\$ 6,333,333
Eating and Drinking Establishments	
Taxable square feet	67,977
Sales per square foot	\$ 400
Sales	\$ 27,190,800
Sales tax	\$ 2,175,264
Total Sales Tax	
Total Sales Tax	\$ 8,508,597
Sullivan County	\$ 4,254,299
New York State	\$ 4,254,299
Notes:	New York State sales tax is 4.0 percent. Sullivan County sales tax is 4.0 percent.
Sources:	Sales estimated based on data from the Urban Land Institute's 2008 <i>Dollars and Cents of Shopping Centers</i> and data provided by Applicant

Hotel Occupancy Tax

Sullivan County collects a 5.0 percent tax on hotel room charges. Based on an occupancy rate of 65 percent and an average room rate of \$205 per night, annual revenue from the Proposed Project's 1,800 hotel rooms would be approximately \$87 million.¹ These sales would generate approximately \$4.38 million in hotel occupancy taxes for Sullivan County each year.

Video Gaming Machine Revenues and Vendor Track Fees

The Proposed Project's Video Gaming Machine (VGM) component would generate substantial annual revenues for the State of New York in the form of vendor track fees from VGM revenue. Current New York State law dictates that when no more than one vendor track located at the site of the former Concord Resort at which an investment of a minimum of \$600 million has been made (as reflected by audited financial statements of which not less than \$300 million shall be comprised of equity and/or mezzanine financing) and no fewer than 1,000 full-time permanent employees have been newly hired, then for a period of 40 years the vendor track's fee on VGM revenues shall equal the total revenue wagered on VGMS at the vendor track, after payout of prizes, reduced by the greater of (1) 25 percent of total revenue after payout for prizes or (2) for the first 8 years of operation \$38,000,000, and beginning in the 9th year of operation such amount shall increase annually by the lesser of the increase in the Consumer Price Index or 2 percent, plus 7 percent of total revenue after payout of prizes.

In addition, in the event the vendor fee is calculated at 25 percent of total revenue after payout for prizes, the vendor's fee shall be further reduced by 11.11 percent of the amount by which total revenue after payout for prizes exceeds \$215 million, but the reduction shall not exceed \$5 million.

After 3 years of opening of operations, there must be 1,500 full-time permanent employees at the VGM facility, vendor track, or related and adjacent facilities, which is certified annually by the vendor track's certified accountants. If at any time after 3 years of opening operations the vendor track experiences an employment shortfall there shall be a recapture calculation. The recapture amount shall be the difference between the amount of the vendor track's fee and 41 percent of the total revenue wagered, after payout for prizes, pursuant to the following schedule (only for the period of the employment shortfall): (1) 100 percent of the recapture amount if the employment shortfall is greater than 66.6 percent; (2) 75 percent of the recapture amount if the employment shortfall is greater than 33.3 percent; (3) 49.5 percent of the recapture amount if the employment shortfall is greater than 30 percent; and (4) 22 percent of the recapture amount if the employment shortfall is greater than 20 percent.

The Applicant estimates net revenue from VGM operations to be \$193 million annually, which includes \$186 million for casino net revenue and \$7 million in grandstand net revenue. Based on the current New York State law, the vendor track's fee is estimated at \$46.5 million annually. Vendor track fees are used, in part, for New York State education programs.

EFFECT ON LABOR POOL: DIRECT EMPLOYMENT

The Proposed Project is expected to generate approximately 2,642 permanent FTE jobs. This would be a 7.7 percent increase in the labor force in Sullivan County, or a 1.2 percent increase in

¹ Average room rate and occupancy rate from the Applicant.

the Catskills region's labor force in 2011. New jobs created by the Proposed Project would be diverse, catering to the wide range of skill sets already within the study area's employment base.

It is assumed that many of the positions at the Proposed Project would be filled by unemployed workers who are searching for employment, as well as workers in the area who work part-time jobs but are looking for additional work. As of 2011, approximately 18,000 people were unemployed in the Catskills region, of which there were 3,100 unemployed people in Sullivan County. This estimate of unemployed workers is conservative as the unemployment data is derived principally from unemployment compensation rosters, and not all unemployed individuals apply for unemployment benefits. In addition, there are "under-employed" people who hold part-time jobs and may be looking for additional work. The unemployed and under-employed are viewed as the primary labor pool from which the employment for the Proposed Project would be drawn. Given that Sullivan County is the southernmost county in the Catskills region, it is expected that some employment at the Proposed Project would also be drawn from areas beyond the Catskills region, particularly areas to the south including Pennsylvania.

Some small portion of the direct employment would require specialized degrees or a more advanced skill-set, and could result in potential in-migration. It is expected that the potential new residents could find housing as there are 2,453 vacant housing units that are for rent or for sale in Sullivan County. In the Catskills region, there are 9,289 vacant housing units for rent or for sale. Therefore, the potential in-migration would not be expected to result in substantial impacts on the local housing market.

EFFECT ON LABOR POOL: INDIRECT AND INDUCED EMPLOYMENT

Annual operations of the Proposed Project would cause an increase in demand in industries that provide goods and services to the Proposed Project. In addition, as a result of the Proposed Project, there would be increased income in the region. Households would spend some of this additional income on local goods and services, causing an increase in demand in other industries. As shown in Table 14-32, it is estimated that the Proposed Project would generate an additional 1,229 indirect and induced FTE jobs in Sullivan County. Similar to the direct employment generated by the Proposed Project, this indirect and induced employment would largely be met by a combination of unemployed and underemployed residents currently in the area.

MITIGATION

As described in Chapter 3, "Community Services," the Proposed Project would create new demand for community services including police and fire protection services, emergency medical services, and schools. Certain measures would be taken as part of the Proposed Project to minimize the demand for emergency service response from the various providers. For example, the Proposed Project would maintain an on-site security and fire safety program. Incremental service demand would be funded through property tax increases and/or PILOTs. As indicated above, based on current tax rates and regulations, the Proposed Project at full build out is expected to generate approximately \$13.2 million annually in real property taxes for the Town of Thompson and Sullivan County. The 897 residential units included as part of the Proposed Project could introduce up to 304 school-aged children to the Monticello Central School District. As described in Chapter 3, the cost of educating these children is estimated at \$7.4 million annually. As shown in Table 14-34, based on current tax rates and regulations, the Proposed

Project would generate approximately \$29.3 million in annual tax revenue for the Monticello Central School District.

The Proposed Project would be beneficial to the local as well as the regional Catskill economy and is not anticipated to result in any significant adverse socioeconomic impacts. Therefore, no mitigation measures are proposed.

D. SITE-SPECIFIC DEVELOPMENT OF PHASE 1 (DEIS)

EXISTING CONDITIONS

Phase 1 is located in the southern portion of the Project Site, bordered by Thompsonville Road to the north and west, Joyland Road to the east, and wetlands to the south. Currently, there are no structures or built features on the Phase 1 Site. The parcels include landscaped lawns from the former golf course use, as well as shade trees and wooded areas along the borders.

Phase 1 includes all or part of the following tax parcels: 23.-1-53, 23.-1-53, 23.-1-54.1, 23.-1-54.2, and 23.-1-55. Based on real property tax bills for fiscal year 2012 and school tax bills for fiscal year 2011, the parcels on which Phase 1 is located generated approximately \$26,427 in property tax and fee revenues for the Town of Thompson and Sullivan County, and \$38,024 in taxes for Monticello Central School, for a total of \$64,451 (see **Table 14-36**). Of the total Town and County taxes, \$964 was allocated to the County levy, \$4,930 was allocated from the Town to highways, \$3,439 was directed to highways outside of the Village, \$113 was allocated to the general fund outside of the Village, \$3,293 to the Monticello Joint Fund, \$610 for the Ethel B. Crawford Public Library, \$12,415 to the Kiamesha Lake Sewer District, and \$660 for solid waste fees. The allocation of these taxes is presented in **Table 14-36**.

Table 14-36

Phase 1 Site Parcel Taxing Districts, Taxable Value, Tax Rates, and Tax Payments

Taxing District	Assessed Valuation or Unit	Tax Rate per \$1,000 or per Unit	Tax Amount Billed
County Levy	\$1,838,900	\$0.52	\$964
Town to Highway	\$1,838,900	\$2.68	\$4,930
Highway Outside Village	\$1,838,900	\$1.87	\$3,439
General Fund Out of Village	\$1,838,900	\$0.06	\$113
Monticello Joint Fund	\$1,838,900	\$1.79	\$3,293
EB Crawford Memorial Library	\$1,838,900	\$0.33	\$610
Kiamesha Lake Sewer	1,468	\$8.46	\$12,415
Solid Waste Fee	NA	NA	\$660
Total Town/County Taxes			\$26,427
Monticello Central School District Taxes	\$1,838,900	\$20.68	\$38,024
Total Taxes Billed			\$64,451
Notes:	Values shown are for all parcels on which the Phase 1 Development Area is located. The Phase 1 Development Area may include all or part of these parcels.		
Sources:	Real Property Tax Bills for fiscal year 2012 (fiscal year 1/1/2012-12/31/12) and Statement of School Taxes for Monticello Central School for fiscal years 2011 (fiscal year 7/1/2011-6/30/2012), provided by EPT Concord II, LLC; AKRF, Inc.		

THE FUTURE WITHOUT THE DEVELOPMENT OF PHASE 1

In the future without the development of Phase 1, there would be no new construction on the Phase 1 Site. The existing Monster Golf Course would continue to be maintained, operated, and used for golfing. There would not be any significant new investment on the Phase 1 Site, and no new employment would be created nor would new tax revenue generated.

PROBABLE IMPACTS OF THE DEVELOPMENT OF PHASE 1

PHASE 1 SITE

At present, there are no structures or built features on the Phase 1 Site. The parcels are generally characterized as manicured lawns from the golf course use, with shade trees and wooded borders. Phase 1 of the Proposed Project would bring new economic activity to the Phase 1 Site, generating substantial economic and fiscal benefits for the local municipalities and laying the groundwork for transforming the rest of the Project Site into a vibrant mixed-use area that would host a variety of residential, retail, hotel, and entertainment uses.

The widening of Joyland Road would require the acquisition of properties along the western side of the road, outside of the Phase 1 Site boundaries. The road widening would necessitate the demolition of some structures located on these properties, including bungalow cottages and a small number of single-family homes.

ECONOMIC IMPACTS

This section presents economic impacts resulting from the construction period and from annual operations of the Phase 1 development.

Value of Construction

Based on preliminary estimates, the total cost for the construction of Phase 1 alone is \$327.93 million, including \$29.66 million for infrastructure. These include hard and soft costs, but exclude the cost of land and financing. For the economic benefits analysis, the cost of fixtures, furniture, and equipment (\$19.96 million) are excluded as it is assumed that these are imported and not constructed on the Phase 1 Site. Therefore, the construction cost appropriate for this analysis is \$307.97 million.

Physical improvements to the Phase 1 Site (\$293.76 million) are assumed to occur in the Catskills region. For this analysis, since the amount of soft costs spent in the Catskills region is not known at this time, it is assumed that soft costs (\$14.20 million), including architectural, engineering, and legal services, would occur in New York State, but outside the Catskills region. However, it is expected that some portion of these expenditures would likely occur within the region. Including the physical improvements to the Phase 1 Site and the soft costs, the Phase 1 construction cost appropriate for this analysis is \$307.97 million in New York State (see **Table 14-37**).

Economic Benefits from Phase 1 Construction

Employment

As discussed above, the construction costs for Phase 1 appropriate for the economic benefits analysis is \$307.97 million in New York State, of which \$293.76 million is estimated in the Catskills region. Phase 1 would generate 1,523 person-years of employment in New York State, of which 1,475 person-years would be in the region.

Table 14-37
Phase 1 Construction Costs

IMPLAN Sector	Description of Industry Sector	Construction Costs (Millions of 2012 dollars)	
		Catskills Region ¹	New York State
34	Construction of new nonresidential commercial structures	\$205.39	\$205.39
36	Construction of other new nonresidential structures	\$88.37	\$88.37
367	Legal services ²	See below	\$4.73
369	Architectural, engineering, and related services ²	See below	\$9.47
Total Construction Cost³		\$293.76	\$307.97
Notes:			
¹ The construction analysis was modeled in the Catskills region and New York State. The Catskills region includes the following counties: Sullivan, Delaware, Otsego, Schoharie, Greene, and Ulster. The construction analysis was not modeled only in Sullivan County as the County has 784 workers in the construction sector, including 242 workers who work in building construction, 488 specialty trade contractors, and 54 heavy and civil engineering construction workers, based on 2010 Quarterly Census of Employment and Wages.			
² Since the amount of soft costs that would be spent in the Catskills region is not known at this time, this analysis assumes that soft costs occur in New York State. However, it is expected that some portion would occur in the Catskills region.			
³ For the economic benefits analysis, the cost of FFE (\$19.96 million) is excluded from the construction cost as it is assumed that these are imported and not constructed on the site. The estimated total construction cost for Phase 1 with FFE is \$298.27 million plus \$29.66 million in infrastructure costs, for a total of \$327.93 million.			
Source: Construction costs provided by the Applicant.			

As discussed above, when new direct jobs are introduced to an area, those jobs lead to the creation of additional indirect and induced jobs. Indirect employment resulting from construction expenditures includes jobs in industries that provide goods and services to the contractors, and induced employment includes jobs generated by new economic demand from households spending salaries earned through the direct and indirect jobs. Based on the IMPLAN model's economic multipliers for sectors in the Catskills region, construction would generate an additional 246 person-years of indirect employment and 475 person-years of induced employment within the region, bringing the total number of jobs from construction to 2,196 person-years (see **Table 14-38**). In the larger New York State economy, the model estimates that Phase 1 construction would generate 1,064 person-years of indirect and induced employment, bringing the total direct and generated jobs from Phase 1 construction to 2,587 person-years of employment.

Although Phase 1 construction would have a substantial effect on the regional economy, it would be expected to have a positive, but more marginal, effect on the local economy. As discussed above, in 2010, Sullivan County's construction sector averaged 784 workers, including 242 workers who work in building construction, 488 specialty trade contractors, and 54 heavy and civil engineering construction workers.

Phase 1 construction is expected to start in late 2012 and would end in 2014. Based on a review of available SEQR documents, the construction period of the Proposed Project would overlap with CALP, which is expected to be complete in 2013; with Dunbar Towers, which is expected to be complete in 2013; and with Gemstar Mobile Homes, Birchwood Estates, and Phase 1 of the RNR Mobile Home Park (40 units), all of which are expected to be complete in 2013.

Table 14-38
Economic Benefits from Construction of Phase 1

	Catskills region	New York State
Employment (Person-years)¹		
Direct (jobs associated with hard and soft costs)	1,475	1,523
Indirect (jobs in support industries)	246	402
Induced (jobs from household spending)	475	662
Total	2,196	2,587
Employee Compensation (Millions of 2012 dollars)		
Direct (earnings in construction)	\$78.19	\$83.78
Indirect (earnings in support industries)	11.78	26.49
Induced (earnings from household spending)	21.65	36.15
Total	111.62	146.42
Total Economic Output or Demand² (Millions of 2012 dollars)		
Direct (output from construction)	\$293.76	\$307.97
Indirect (output from support industries)	41.81	88.88
Induced (output from household spending)	73.44	121.39
Total	409.01	518.24
Notes:		
¹ A person-year is the equivalent of one person working full-time for a year.		
² The total effect on the local economy, including the sum of the cost of goods and services used to produce a product and the associated payments to workers, taxes, and profits.		
Sources: The characteristics and construction cost of the proposed development and the IMPLAN economic modeling system.		

It is expected that construction workers for the Proposed Project would travel fairly long distances to work at the Phase 1 Site. Construction activity is temporary; therefore, construction workers would not be expected to relocate closer to the site. Rather, construction workers and suppliers who would serve the construction activities would commute to the Phase 1 Site from a broad area. Therefore, the economic effects from construction of Phase 1 would not be localized, but would occur throughout a larger region. Construction of Phase 1 would not be expected to induce changes to the local or regional population settlement pattern, nor would it stimulate the development of new homes.

Employee Compensation

Direct employee compensation during the construction period of Phase 1 is estimated at \$83.78 million in New York State, of which \$78.19 million is estimated in the Catskills region (see Table 14-38). Total direct, indirect, and induced employee compensation resulting in the Catskills region from Phase 1 construction is estimated at \$111.62 million. In the broader New York State economy, total direct, indirect, and induced employee compensation from Phase 1 construction is estimated at \$146.42 million.

Total Effect on the Local Community

As indicated above, the construction cost appropriate for the economic benefits analysis is estimated at \$307.97 million in New York State, of which \$293.76 million is estimated in the Catskills region. Based on the IMPLAN models for the region and New York State, the total economic activity that would result from Phase 1 construction is estimated at \$518.24 million in New York State, of which \$409.01 million would occur in the region.

Economic Impacts from Annual Operations

This section estimates the economic benefits of the project on Sullivan County and New York State economies. Using the IMPLAN models for these areas and the specific characteristics of the program, the total effect has been projected for the County and State economies.

Employment

In 2014 with the completion of Phase 1, the golf course program and select components of the Entertainment Village at the Resort Core, it is anticipated that 1,143 new FTE jobs would be created. Of the 1,143 FTE jobs, the Casino Resort is estimated to create approximately 817 FTE jobs, the golf course program is expected to create approximately 33 FTE jobs, and the select components of the Entertainment Village that would be completed in 2014 are anticipated to create 293 FTE jobs. The development program components mentioned above that are in addition to Phase 1 are anticipated to be completed concurrent with Phase 1 and will be subject to site-specific environmental review as required by SEQRA.

Table 14-39 summarizes the projected permanent employment and economic benefits from the annual operation of the Phase 1 development only. As stated above, additional development program components are anticipated to be completed by 2014, concurrent with the completion of Phase 1. Total employment resulting from Phase 1 operations would include jobs in business establishments providing goods and services to the Phase 1 development (indirect jobs), and jobs resulting from new household spending (induced jobs). Based on the IMPLAN model's economic multipliers for Sullivan County, Phase 1 would generate an additional 779 permanent FTE jobs within Sullivan County, bringing the total number of direct, indirect, and induced jobs from the annual operation of the Phase 1 development to 1,596 FTE jobs within the County (see Table 14-39). In the larger New York State economy, the model estimates that Phase 1 would generate 888 indirect and induced jobs, bringing the total number of direct, indirect, and induced jobs in the State to 1,705 FTE.

Employee Compensation

Employee compensation from the annual operation of Phase 1 only is estimated at \$32.96 million (in 2012 dollars, see Table 14-39). Total direct, indirect, and induced employee compensation resulting in Sullivan County from the annual operation of the completed Phase 1 development is estimated at \$60.24 million. In the broader New York State economy, total direct, indirect, and induced employee compensation from the annual operation of Phase 1 is estimated at \$67.24 million.

Total Annual Effect on the Local Economy

The direct effect on the local economy from the completed Phase 1 development, measured as economic output or demand, is estimated at approximately \$288.11 million annually. Based on the IMPLAN models for Sullivan County and New York State, the total economic activity that would result from Phase 1 operations alone is estimated at \$418.33 million annually in New York State. Of that amount, \$394.99 million annually would occur in Sullivan County (see Table 14-39).

TAX REVENUES

As shown in **Table 14-40**, Phase 1 of the Proposed Project is estimated to generate approximately \$10.1 million in real property tax, \$831,000 in sales tax, \$603,000 in hotel occupancy tax, and \$46.5 million in vendor track fees annually. As noted above in the section that addresses tax revenues for the completed project, there are a number of financial assistance

programs for which the Proposed Project or portions thereof may be eligible. The analysis presented below assumes no tax exemptions. To the extent that financial assistance programs are utilized for the Proposed Project, payments in lieu of taxes (PILOTs) would be negotiated. Once the IDA tax incentives expire, taxes would be collected in full as estimated below.

Table 14-39
Projected Recurring Employment and Economic Benefits
from Annual Operation of Phase 1 (Casino Resort Only)

	Sullivan County	New York State
Employment (Permanent Full-Time Equivalent Jobs)		
Direct (on-site at Casino Resort only)	817	817
Indirect (jobs in support industries)	535	570
Induced (jobs from household spending)	244	318
Total	1,596	1,705
Employee Compensation (Millions of 2012 Dollars)		
Direct (on-site at Casino Resort only)	\$32.96	\$32.96
Indirect (earnings in support industries)	17.89	20.44
Induced (earnings from household spending)	9.39	13.84
Total	60.24	67.24
Total Economic Output or Demand¹ (Millions of 2012 Dollars)		
Direct (on-site at Casino Resort only)	\$288.11	\$288.11
Indirect (output from support industries)	73.71	82.23
Induced (output from household spending)	33.17	47.99
Total	394.99	418.33
Notes: 1 The total effect on the local economy, including the sum of the cost of goods and services used to produce a product and the associated payments to workers, taxes, and profits.		
Source: The characteristics of the proposed development and the IMPLAN economic modeling system.		

Table 14-40
Summary of Annual Tax Revenues: Phase 1

	Town of Thompson	Sullivan County	Monticello Central School District	New York State	Total
Real property tax	\$ 3,325,950	\$ 164,447	\$ 6,539,926	\$ 0	\$ 10,030,323
Sales tax	\$ 0	\$ 415,632	\$ 0	\$ 415,632	\$ 831,264
Hotel occupancy tax	\$ 0	\$ 603,090	\$ 0	\$ 0	\$ 603,090
Vendor Track fees	See note	See note	\$ 0	\$ 46,500,000	\$ 46,500,000
Notes: In accordance with Section 54-L of the State Finance Law, counties, towns, or villages that host a video lottery gaming facility will receive annual aid payments from the Office of the State Comptroller. State aid payments made to an eligible municipality are used to defray local costs associated with a video lottery gaming facility, to reduce real property taxes, or to increase support for public schools.					
Sources: The characteristics of the proposed development and applicable tax rates and legislation. See subsequent tables for detail.					

EPT Concord Resort

Real Property Tax

Estimated assessed values, units, and property tax revenues are presented in **Table 14-41**. These tax revenues represent what Phase 1 of the Proposed Project would pay in real property taxes if it were fully constructed in 2012 and subject to current tax rates. In sum, Phase 1 would generate approximately \$10.0 million annually in real property taxes. Of this, approximately \$6.5 million would go to the Monticello Central School District, \$164,000 would go to Sullivan County, and \$3.3 million would go to the Town of Thompson. Solid waste fees would be additional.

**Table 14-41
Real Property Taxes: Phase 1**

	Current Taxable Assessed Value or Units⁽³⁾	Proposed Project Assessed Value (Construction Cost) or Units	Assessed Value or Units in Future With Proposed Project	Tax Rate per \$1,000 or per Unit	Total Tax Amount
County Levy	\$1,838,900	314,405,108	\$ 316,244,008	\$0.52	\$ 164,447
Town to Highway	\$1,838,900	314,405,108	\$ 316,244,008	\$2.68	\$ 847,534
Highway Outside Village	\$1,838,900	314,405,108	\$ 316,244,008	\$1.87	\$ 591,376
General Fund Outside of Village	\$1,838,900	314,405,108	\$ 316,244,008	\$0.06	\$ 18,975
Monticello Joint Fund	\$1,838,900	314,405,108	\$ 316,244,008	\$1.79	\$ 566,077
EB Crawford Memorial Library	\$1,838,900	314,405,108	\$ 316,244,008	\$0.33	\$ 104,361
Kiamesha Lake Sewer ⁽¹⁾	1,468	140,096	141,564	\$8.46	\$ 1,197,627
Solid Waste Fee ⁽²⁾	To be determined				
Total Town/County Taxes					\$ 3,490,396
Monticello Central School District Taxes	\$1,838,900	314,405,108	\$ 316,244,008	\$20.68	\$ 6,539,926
Total Taxes					\$ 10,030,323

Notes:

- (1) Kiamesha Lake Sewer taxes were estimated based on the Proposed Project program and following point schedule (reflecting combined rent and debt points): 15 points for single family homes within the Kiamesha Sewer District; 16 points for apartments, all assumed to be 2-bedroom; 20 points per mobile home; 40 points per commercial building plus 40 additional points for each \$35,000 of assessed value or portion thereof in excess of \$20,000 assessed value, plus 26 additional points each wash room; 40 points per improved recreational facility; 5 points per recreational acre; 18 points per resort hotel room.
- (2) Based on input from Sullivan County Treasurer's Office, the Solid Waste Fee was not estimated due to the scale and use composition of the project and potential future changes in fee structure and rates.
- (3) Current taxable assessed value assumed to approximate assessed value of land.

Sources: Real Property Tax Bills for fiscal year 2012 (fiscal year 1/1/2012-12/31/12) and Statement of School Taxes for Monticello Central School for fiscal years 2011 (fiscal year 7/1/2011-6/30/2012), provided by EPT Concord II, LLC; Town of Thompson Assessor's Office; Sullivan County; AKRF, Inc.

Sales Tax

Phase 1 of the Proposed Project would include approximately 26,000 square feet of space devoted to eating and drinking establishments. Based on per square foot sales estimates developed by the Applicant and industry averages included in the Urban Land Institute's 2008 *Dollars and Cents of Shopping Centers*, annual sales from Phase 1 eating and drinking establishments are estimated at \$10.4 million. These sales would produce approximately \$831,000 in annual sales tax, split evenly between Sullivan County and New York State (see **Table 14-42**).

**Table 14-42
Annual Sales Taxes: Phase 1**

Taxable square feet	25,977
Sales per square foot	\$ 400
Sales	\$ 10,390,800
Total sales tax	\$ 831,264
Sales Taxes: Sullivan County	\$ 415,632
Sales Taxes: New York State	\$ 415,632
Notes: New York State sales tax is 4.0 percent. Sullivan County sales tax is 4.0 percent.	
Sources: Sales estimated based on data from the Urban Land Institute's <i>2008 Dollars and Cents of Shopping Centers</i> and from data provided by the Applicant.	

Hotel Occupancy Tax

Based on an occupancy rate of 65 percent and an average room rate of \$205 per night, annual revenue from the 248 hotel rooms included in Phase 1 of the Proposed Project would be approximately \$12.1 million.¹ Taxed at 5 percent, these hotel room revenues would generate approximately \$603,000 annually in hotel occupancy taxes for Sullivan County.

VGM Revenues and Vendor Track Fees

As described above under “Probable Impacts of the Proposed Actions and Proposed Project,” revenue from the Proposed Project’s gaming component would generate substantial annual revenues for the State of New York. Revenue from vendor track fees from Phase 1 is estimated at \$46.5 million annually. Vendor track fees are used, in part, for New York State education programs.

PROPOSED MITIGATION

Based on current tax rates and regulations, Phase 1 of the Proposed Project would generate approximately \$3.5 million annually in real property taxes for the Town of Thompson and Sullivan County. Should the Proposed Project utilize IDA financing, resulting in an exemption of some portion of the real property taxes, a PILOT would be negotiated.

Phase 1 of the Proposed Project would be beneficial to the local as well as the regional Catskill economy and is not anticipated to result in any significant adverse socioeconomic impacts. Therefore, no mitigation measures are proposed. *

¹ Average room rate and occupancy rate from the Applicant.

