



EXHIBIT VIII.C.10.b. NON-GAMING AMENITIES Promotion of Local and Regional Amenities

Submit as Exhibit VIII.C.10.b. a description of plans, if any, to highlight Host Municipality local and regional products, brands and cuisine in restaurants, lounges, bars, retail spaces and ancillary amenities. Describe any proposed tie-ins or ventures with Host Municipality, local and regional establishments. Provide copies of any agreements or arrangements for the same. Describe how the Gaming Facility will complement and be compatible with the Host Municipality's culture and how it will showcase, stimulate and improve the use of existing and future attractions, including tourism and convention facilities within the Host Municipality and nearby municipalities.

Montreign Operating Company, LLC plans to highlight Town of Thompson, local and regional products, brands and cuisine in its restaurants, lounges, bars, retail spaces and ancillary amenities. As described below, there are proposed tie-ins and ventures with Town of Thompson, local and regional establishments. Agreements and arrangements for the same are being negotiated. Also, the following describes how we will complement and be compatible with the Town of Thompson's culture and how we will showcase, stimulate and improve the use of existing and future attractions, including tourism and convention facilities within the Town of Thompson and nearby municipalities.

Montreign is committed to extending the benefits of the Gaming Facility in Adelaar to Town of Thompson, local and regional businesses. Monticello Casino & Raceway, owned and operated by Montreign's affiliate, MRMI, which is a New York Racing Corporation, began operations on June 27, 1958 and has a history of highlighting local and regional products, brands and cuisine in its restaurants, lounges, bars, retail spaces and ancillary amenities.

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In 2013, out of \$26.5 million of purchases of goods and services, Empire procured \$16.9 million from New York State based vendors. This represents approximately 64% of its purchases from New York State vendors, helping to ensure that New York State businesses succeed and that New York residents are employed.

In addition to buying from New York State vendors, we have pursued, and will continue to aggressively pursue, vendors based in Sullivan and Orange Counties. In 2013, we purchased in excess of \$1.1 million from Sullivan and Orange County vendors. A sampling of these vendors, and the products and services purchased, are listed in Exhibit IX.B.3.

Montreign's commitment to purchase locally and from New York State vendors is not a mere promise on paper as it has been proven by our actions. We have hosted numerous special events for our guests that feature local products and brands in an effort to highlight the local vendors. All of our purchasing decisions are made by employees based in our New York State operations. We, however, have not rested on our accomplishments, but rather we are actively seeking to expand our local and community purchasing outreach. As more fully set forth in Exhibit IX.B.3., we will meet with local suppliers and



purveyors of food and beverage items to determine if their product offerings may be used in Montreign's restaurant, lounge and bar operations, and will continue discussions with Sysco regarding the implementation of the Pride of New York¹ into our purchasing abilities. Since Sysco is our primary food vendor, incorporating participants in the Pride of New York program provides wide distribution of local and regional products to a multitude of buyers.

The Entertainment Village will also highlight local and regional products, brands and cuisine in its restaurants, lounges, bars, retail spaces and ancillary amenities. For example, the Catskill Marketplace will contain shops, boutiques, stalls and kiosks, featuring local and regional foods, wines, spirits and

¹ See www.prideofny.com.

beverages, as well as hand-crafted goods that celebrate the products, works and arts of purveyors from the Catskills and Upstate New York. Legit Pizza, Pasta and Gelato offerings will be hand-crafted, featuring real food with locally-sourced ingredients from regional farms. Further, Life in the Catskills plans to sell local and regional merchandise.

Describe any proposed tie-ins or ventures with Host Municipality, local and regional establishments. Provide copies of any agreements or arrangements for the same.



Empire has entered into a membership agreement with the Monticello Motor Club, attached as Attachment VIII.C.10.b.-1, and is in negotiations with Monticello Motor Club for a cross marketing agreement. As described in Exhibit VIII.B.9.b., Montreign will also offer a player point redemption program with eligible hospitality, restaurants, entertainment venues and retail establishments both within the Adelaar resort and at other local and regional establishments. We held a hospitality and retail fair introducing the proposed Gaming Facility to area establishments on May 21, 2014. At the hospitality and retail fair, we outlined the specifics of the player point redemption program and other tie-in and venture programs, and described how such programs will work with the area establishments. We are concentrating on local hospitality and retail providers thus ensuring their participation and benefit from our operations and the operations of other areas of the Gaming Facility from the day we open. The goal of these relationships is to create an experience for our guests that is amplified because of increased choices and opportunities.

EPR has also focused on obtaining local and regional tenants for the Entertainment Village. The 20,000 square foot indoor Catskill Marketplace will be managed by New York-based Ark Restaurant Group, which owns and/or operates over 40 restaurants, bars, fast food concepts and catering operations, several of which are located in New York City. Gotham Comedy Club is one of the top venues for stand-up comedy in New York City. As described in Exhibit VIII.C.10.a., Gotham's plan for Adelaar is to capitalize on the comedic legacy of the Catskills and also assist in procuring and displaying exhibit materials and operating a Catskills Comedy Museum at Adelaar. Additionally, Legit Pizza, Pasta and Gelato will be built and operated by local lawyer, restaurateur and hotelier, Steve Vegliante, as further described in Exhibit VIII.C.10.a. The relevant agreements for these facilities are attached as Attachment VIII.C.2.b.-3 to Exhibit VIII.C.2.b.

Describe how the Gaming Facility will complement and be compatible with the Host Municipality's culture and how it will showcase, stimulate and improve the use of existing and future attractions, including tourism and convention facilities within the Host Municipality and nearby municipalities.

From a cultural perspective, Montreign will support the Bethel Woods Center for the Arts, the major cultural attraction in Sullivan County, and will promote their major live entertainment program, their Woodstock Museum and their performing arts programs for Sullivan County's under-privileged children.

From a tourism perspective, Montreign will support the area ski resorts and the fly fishing capital of the world located in Roscoe. Montreign will offer packages to patrons that will provide overnight stays and tickets to the various area attractions and will have an interactive kiosk that will include a guide to area attractions for Montreign guests. The interactive guide will highlight the region's recreational and cultural attractions, and Montreign will provide guests with information about them. Adelaar's ability to showcase, stimulate and improve the use of existing and future attractions in the Town of Thompson and nearby municipalities is unparalleled. Adelaar visitors and local neighbors will use Adelaar as their base for a complete Catskills experience to take advantage of seasonal outdoor activities such as skiing,



ice skating, swimming, fishing, hiking, biking and water sports. Attachment VIII.C.10.b.-2 illustrates many of the existing attractions and activities in the Town of Thompson and nearby municipalities that are a short drive away from Montreign and Adelaar.



In addition, the famous Monster Golf Course is scheduled to be redesigned as part of the Gaming Facility. The improvements will be overseen by Rees Jones, the “Open Doctor.” The redesigned course will make the course more inviting to a wide range of golfers and will include a new clubhouse. Montreign is proud to be the future manager of the Monster Golf Course. The Monster Golf Course will assist in the attraction of corporate and convention events to Sullivan County and guests wishing to enjoy the challenge of the Monster Golf Course in the beautiful and pristine surroundings of the Catskills.

From a convention perspective, Montreign believes the Gaming Facility will have minimal impact on the area’s existing convention facilities. Many of the convention facilities have long since closed. Montreign intends to expand the convention business in the Catskills by marketing to small and mid-level size business meetings and conferences, to local community, government, social events and live sporting events, such as boxing. In addition, Montreign will use its conference and meeting room space for marketing related and entertainment events. These functions will expose thousands of more guests to the beauty of the Catskills and its diverse recreational and cultural offerings.

Further, as discussed above, the various retail, entertainment and dining options in the Entertainment Village, such as Legit Pizza, Pasta and Gelato, Gotham Comedy Club and the Catskill Marketplace, will complement and be compatible with Sullivan County’s culture by, for example, featuring locally-sourced ingredients from regional farms; hand-crafted goods that celebrate the products, works and arts of purveyors from the Catskills and Upstate New York; or live entertainment options by regional and local acts.

When developing plans to highlight Town of Thompson local and regional products, brands and cuisine, plans to develop a Gaming Facility that will complement and be compatible with the Town of Thompson’s culture, and plans to showcase, stimulate and improve the use of existing and future attractions, including tourism and convention facilities within the Town of Thompson and nearby municipalities, Montreign is working toward a goal of creating experiences that are complementary to and will raise the profile of existing area amenities and Sullivan County as a whole.