

Exhibit VIII.C.19

CONSTRUCTION BUDGET

Submit as Exhibit VIII. C.19. a detailed construction budget showing the total costs of the Gaming Facility project including hard costs (e.g., land acquisition, site preparation, remediation of environmental conditions or hazardous materials; excavation, grading and earth works; foundation; erection of structures; materials and labor; equipment HVAC; electrical; plumbing; furnishings; landscaping; and site improvements, including infrastructure in direct relation to both construction and operations), construction soft costs (e.g., architectural, engineering and consulting fees; real estate commissions; recordation fees and transfer taxes; insurance; contingency reserve, etc.), financial and other expenses (e.g., financing fees; interest; legal; etc.) and pre---opening expenses (e.g., training;, pre---opening marketing; and initial working capital), and timing of such expenditures, together with a construction cash flow analysis.

CONSTRUCTION BUDGET

Hard Costs, Construction Soft Costs, Financial and Other Expenses (Overall and FF&E)

With detailed study and Input since 2012, from highly qualified New York based architectural, engineering, and construction service firms, Nevele Resort, Casino & Spa has assembled a highly reliable and detailed cost estimate for the project.

Tishman Construction, a world class builder of destination resorts and casinos has worked diligently with the architectural and engineering service providers to create a comprehensive construction budget.

A summary of the complete development and construction budget is attached. It includes the hard and soft costs that are detailed within the construction budget, which executive summary is also attached in this narrative.

Two appendices specific to the total construction budget are also attached. 1) A binder of the construction hard costs; 2) A binder of the FF&E (furniture, fixtures, and equipment) costs and OS&E (operator supplies and equipment) costs.

With a construction and development budget of over \$550 million, FF&E, start-up, operating, application, legal, and license fees, we are poised and committed to building the destination resort that is expected by Ellenville, Wawarsing, Ulster County, and New York State.

TIMELINE AND CASH FLOW OF EXPENDITURES

Consolidated Summary

Nevele Resort, Casino & Spa is prepared and committed to build and occupy the new resort within the time limits of the application. To do so, a comprehensive study of costs related to time has been created.

A detailed construction timeline of expenditures is attached. This consolidated document addresses the timing and cash flow analysis for the complete construction spend up to the time of occupancy. The cash flow is specific to the project scope categories as found in the budget documents previously described and attached hereto.

Supporting Documentation

To fully respond to the Exhibit, the following documents are provided on the following pages:

- Executive Summary
- Hard Cost and Soft Cost Summary
- Consolidated Timeline and Cash Flow Summary
- Full Construction's Cost Estimate (Tishman Construction)
- OS&E and Gaming Equipment Estimate