

Exhibit VIII.B.5 Regional Economic Plan Coordination

The proposed Traditions Resort and Casino (“Traditions”), and the other currently proposed casino projects in the Southern Tier, are not expressly listed in the Southern Tier Regional Economic Development Plan (“Regional Plan”), nor is Traditions expressly referenced in any of the relevant local economic development plans. Notably, casino projects, generally and specifically, are not identified in these economic development plans perhaps due to the fact that preparation of such plans pre-dated authorization of non-Native American casino gaming in New York State, which was only approved by voters in November 2013. Nonetheless, the goals and objectives in these plans clearly contemplate and encourage the economic benefits of Traditions’ destination resort project.

The Southern Tier “Strategic Economic Development Plan: 2011-2016” includes relevant strategic actions that would be satisfied by award of a casino license to Traditions. Three of the six elements of Strategy 5, “Strengthen The Southern Tier’s Economic Development Backbone,” are relevant to the Traditions project and should be considered in any evaluation of the project .

- Southern Tier Community Revitalization Project, which would provide “gap financing” to attract private capital for private sector development of the region’s downtowns, main streets and neighborhoods. Although Traditions is not relying upon any state or federal public investments to finance its facility expansion, its project would achieve the objective of developing the Southern Tier’s downtowns, neighborhoods and rural population centers.
- Tourism and Waterfront Development, which seeks to promote the growth of tourism in the Southern Tier and supplement its existing tourism assets such as the Seneca Lake waterfront and Corning Museum of Glass. Traditions would provide a significant opportunity for increased domestic and foreign tourism in the Southern Tier, as is discussed in Traditions’ response to IX.B. “Regional Tourism and Attractions” of the RFA.
- Workforce Development, which would develop workforce training programs specific to the needs of emerging growth industries. Again, the increased job opportunities from Traditions would create a need for skilled employees, many of whom would be trained through existing hospitality and gaming programs at local educational institutions such as SUNY Broome and Binghamton University.

Exhibit VIII.B.5

Broome County' Comprehensive Plan, "*Building For Our Future*" similarly has several goals that are satisfied by the Traditions' project:

- *Vision Item 1: Making Broome County an Inviting Place To Live, Work, and Play.* Broome County residents want to have a vibrant community, which encourages people to want to stay or relocate to the region, including art, festivals and other social events. Traditions, through its destination activities of gaming, golf, spas, music and concert venues, nature trails, would greatly contribute to the vibrancy of the area.
- *Vision Item 2: Engaging Our Students and Young Professionals.* Recent high school and college graduates leave the Binghamton area due to a lack of economic, social and civic opportunities. "They want more places to gather, socialize, and network which are not related to the bar scene." The multiple job and social opportunities presented by Traditions' resort will provide a significant incentive to keep this young, talented and motivated group as part of the local community.
- *Vision Item 5: Investing In Our Legacy Sites.* Local residents want to see "infrastructure projects concentrated in the Triple Cities (Binghamton, Endicott and Johnson City) as a means of guiding where development takes place." Traditions' site, the former IBM Country Club, located in Johnson City and adjacent to Binghamton, is specifically the type of infrastructure project envisioned by Broome County.
- *Vision Item 7. Making a Commitment to High Standards in Building Design and Renovation.* "When projects are proposed, we should require them to be carried out to the highest standards in architectural design." The Traditions' project, 385,917 square feet of additional construction on a hill overlooking I-86, will be constructed using the highest quality materials and a design that will make it a local landmark for decades to come and will be LEED certified.
- *Vision Item 9: Investing In Our Workforce, Entrepreneurship, and Innovation.* "Like any greenhouse, we must tend to the infrastructure of innovation in order to create an entrepreneurial ecosystem." Traditions' vision has always been to support and encourage local growth, and we believe that through cooperation with established gaming and hospitality programs at SUNY Broome and Binghamton University, we can contribute toward innovation in these fields and provide a forum for emerging ideas to be tested and implemented.

Exhibit VIII.B.5

The Traditions team has also established a working relationship with Empire State Development and met with its Senior Project Manager Robin Alpaugh. Traditions has an on-going dialogue with Mr. Alpaugh to explore possible joint opportunities that would promote and facilitate the goals and programs associated with the Consolidated Funding programs. We also explored opportunities for regional marketing and cooperative co-promotional opportunities and potentially participating with the “I Love New York” program following the receipt of our license for the casino as well as the development of our outdoor entertainment venue.