

<p style="text-align: right;">1</p> <p>PUBLIC MEETING OF THE TOWN OF WOODBURY BOARD OF TRUSTEES: -----x PUBLIC HEARING UPON THE APPLICATOIN OF:</p> <p style="text-align: center;">CAESARS ENTERTAINMENT and FLAUM MANAGEMENT.</p> <p style="text-align: center;">-----x</p> <p>B E F O R E:</p> <p>SUPERVISOR JOHN BURKE COUNCILMAN FRANK PALERMO COUNCILMAN TIMOTHY ARONE COUNCILMAN ROBERT HUNTER COUNCILWOMAN MARILYN PRESTIA JOSEPH McKAY - ATTORNEY ERIC OSSENTJUK - ATTORNEY</p> <p style="text-align: center;">45 State Route 32 Central Valley, NY 10917 Monday, June 2nd, 2014</p>	<p style="text-align: right;">3</p> <p>1 introduce the members of the town board. 2 Sitting next to me, Lynn Prestia, sitting next 3 to Lynn, Bob Hunter, then comes Tim Arone, and 4 at the end of the table is Frank Palermo. We 5 also have, at the table, our attorneys 6 representing the town, Eric Ossentjuk, and Joe 7 McKay. 8 So, at this point I'm going to ask Joe 9 McKay to read the public notice. Thank you. 10 MR. McKAY: Town of Woodbury Notice of 11 Public Hearing regarding a resort gambling 12 facility by Caesars Entertainment Corporation 13 and Flaum Management Company, Inc., proposed to 14 be located in the Town of Woodbury. 15 Please take notice that on Monday, the 2nd 16 Day of June 2014, at 7:30 p.m., or as soon 17 thereafter as the matter can be heard, there 18 will be a public hearing before the Town Board 19 of the Town of Woodbury, at the Central Valley 20 Elementary School, 45 State Route 32, Central 21 Valley, New York, concerning a proposed 22 application by Caesars Entertainment 23 Corporation, and Flaum Management Company, 24 Inc., to construct a destination resort 25 gambling facility in the town, on the site of</p>
<p style="text-align: right;">2</p> <p>1 SUPERVISOR BURKE: All right. Good 2 evening, everybody. Once again, I'd like to 3 welcome everybody to the special meeting 4 presented by the Town of Woodbury Town Board. 5 We'll begin the meeting by standing for 6 the Pledge. 7 (Whereupon, at this time the Pledge of 8 Allegiance is recited.) 9 SUPERVISOR BURKE: Thank you. 10 Those of you who wish to speak, have the 11 opportunity on your way in, to sign up. We'll 12 have a break, one more break during this 13 meeting, for those who want to sign up later 14 on, and then you'll be able to exercise that 15 right as we go through the program. 16 This is normally our regularly scheduled 17 town board workshop meeting. So, we're going 18 to open this meeting at this point for a public 19 hearing on a resort gambling facility presented 20 by Caesars Entertainment and Flaum Management. 21 I would like to start out by thanking the 22 school district for making this facility 23 available for us. 24 I'm going to ask our attorney, in a 25 moment, to read the public notice, but let me</p>	<p style="text-align: right;">4</p> <p>1 approximately one hundred and twenty-one acres, 2 known as Parcel/Site A of the Interchange 3 Commerce Center Development, located east of 4 New York State Route 17, between the Harriman 5 Train Station to the south, and the former 6 Nepera property to the north, and known on the 7 Woodbury Tax Map as Section 243, Block 1, Lots 8 1 through 25. 9 The purpose of this public hearing is, 10 one, to have the applicants present to the town 11 board, and the public, their proposal, that 12 includes the resort hotel, the casino gambling 13 area, restaurants and convention center, and, 14 two, for the town board to make inquiry of the 15 applicants, and to receive public input on the 16 proposal. 17 A copy of the public hearing notice was 18 published in the Times-Herald Record on 19 May 23rd, 2014. 20 SUPERVISOR BURKE: Just to review 21 momentarily, it is the board's intention to 22 have everybody present this evening, if they 23 wish to step up and speak, make comments, feel 24 free to do so. I'm not the kind of person that 25 operates with a clock, but I ask us to use our</p>

<p style="text-align: right;">5</p> <p>1 common sense, make your points, and then we'll 2 try to respond to them, or the developer will 3 try to respond to some of the questions that 4 are addressed in their area. 5 Now, what we'll do is, the board will now 6 remove itself from the stage. We'll sit in the 7 front row, and we will observe the 8 presentation, and it's going to be presented by 9 Flaum Management, especially Caesars. So, just 10 give us a moment to sit down and get ourselves 11 settled. 12 And who is going to be representing -- who 13 is going to speak first? Asher, you're going 14 to speak first? 15 Okay. Asher, you will be coming up and 16 introducing yourself. 17 Okay. Thank you. 18 ASHER FLAUM: Hello, my name is Asher 19 Flaum. I'm the president of Flaum Management 20 Company. I'd like to welcome you all to the 21 Town of Woodbury, Caesars Entertainment, Flaum 22 Management, presentation. I'm very excited to 23 be here. I'd like to thank Supervisor Burke. 24 Thank you for having us. Town board, thank you 25 for being here this evening and allowing us to</p>	<p style="text-align: right;">7</p> <p>1 JAN JONES: I'll play with this. 2 Supervisor Burke, members of the town 3 board, all of you who have joined us here 4 tonight, thank you so much for the opportunity 5 to talk a little bit about Caesars 6 Entertainment, our project, and what we think 7 that we can bring to the Town of Woodbury. 8 First, I'd like to tell you a little bit 9 about Caesars. You may be familiar with the 10 brand and Caesars Palace, but we're actually 11 the largest gaming company in the world. We 12 operate fifty-three gaming properties in seven 13 countries, on five continents. We have over a 14 hundred million visitors annually, and more 15 than twenty brand, including Caesars, Harrah's, 16 Horseshoe, Flamingo, and The World Series of 17 Poker, which is going on right now. We have 18 over forty-five million guests that are in our 19 database, which is Total Rewards, and this 20 becomes important, because these are guests 21 that we meet in other states, other countries, 22 and then they come and visit us all around the 23 United States and the world and the properties, 24 and it's a way that we can bring new visitors 25 way beyond just New York, into the Town of</p>
<p style="text-align: right;">6</p> <p>1 present. It's really a pleasure. 2 I just would like to reiterate some of my 3 previous comments that, you know, we've been 4 able to spend some time in the community here, 5 and we're learning a little bit more each day 6 about what Woodbury is about and, you know, the 7 needs and concerns of the community. I think 8 Caesars, Flaum, and our consultants, have been 9 working extremely hard, long hours, to address 10 concerns and, you know, really shape the 11 project in the few that you, you know, all the 12 residents, would be proud of. 13 So, you know, we -- we're putting in a 14 tremendous amount of time and money into the 15 project, and into this presentation. So, you 16 know, really, again, really excited to 17 introduce Caesars Entertainment, the world 18 class gaming operator, that is just, you know, 19 top, top, tier. You know, they bring an 20 enormous amount of resources to the table and, 21 you know, customer base, and it's really unique 22 and a really strong opportunity, and I think 23 the perfect fit here in Woodbury. 24 So, I'd say thank you, and honored to turn 25 it over to Caesars Entertainment this evening.</p>	<p style="text-align: right;">8</p> <p>1 Woodbury. 2 We have over seventy thousand employees, 3 three hundred and ninety restaurants, bars, and 4 clubs, celebrity chefs, including Guy Fieri, 5 Gordon Ramsey, Bobby Flay, and tomorrow, Giato 6 opens at the new Cromwell, which is one of our 7 small properties in Las Vegas. 8 We operate forty-four thousand hotel 9 rooms. So, we know how to be hoteliers and 10 hospitality, three hundred and two retail 11 shops, one point six million square feet of 12 meeting space, which becomes really important 13 when you're building these resorts, when you're 14 trying to make sure that you have year-round 15 use of the facility, and seven golf courses. 16 The way that we work when we come into a 17 community, because we operate in so many 18 communities, it's under confines of what we 19 call our code of commitment. The code of 20 commitment is a code of how we will do business 21 in a community. It's a code to sustainability, 22 to operate environmentally responsibly. That's 23 under our code green programs. It's a career 24 building. It's important to understand that 25 the jobs that we bring are a wide variety of</p>

<p style="text-align: right;">9</p> <p>1 jobs, and we'll talk about that a little 2 longer, later on in the presentation, but it's 3 everything from hotel management, to marketing, 4 legal, engineers, and of course, food service, 5 and the other front line personnel. 6 We give back in many ways. We commit to 7 give back not only with the taxes that we bring 8 in, and the new revenues, but also through our 9 philanthropic organizations, and make sure that 10 the economic benefits that we bring to a 11 community, benefit the community first, look to 12 use local vendors, look to use -- hire as much 13 local as possible, and make sure that as 14 everybody benefits, the community benefits 15 first. 16 As we said, what does this mean for 17 Woodbury. It's job opportunities. It's 18 tourism. It's local business, and businesses. 19 It's suppliers. It's taxes and investments in 20 Woodbury, revenues that are generated by the 21 monies that have been drafted to the town, but 22 also through our Caesars Foundation, and then 23 the local partnerships to tie Woodbury with our 24 resort casino operation. 25 So, I would like to, before we get into</p>	<p style="text-align: right;">11</p> <p>1 different products that we develop and build, 2 and ensure that we tailor them, so that they're 3 effective. So, as we go through and -- and 4 look at every different market, even though we 5 may be the biggest in the world as a company, 6 we didn't get to be the biggest by having one 7 cookie cutter that we recreated fifty-three 8 times. Every single one of our properties that 9 we have in the United States, and throughout 10 the world, is completely unique, because 11 they're unique to service the needs of that 12 market place, and to service the community 13 itself, and we're very proud of our track 14 record of doing both very effectively. 15 What I would like to do right now is 16 really walk through our vision of what Caesars 17 New York would be, and how it meets the 18 opportunities of the market, and how we think 19 it can be a force for good in the community and 20 help make the community address certain issues 21 in the community that we'll talk about later, 22 especially traffic. 23 So that, when we position this as a 24 destination resort, it really has very specific 25 meaning to us in terms of a program. It means</p>
<p style="text-align: right;">10</p> <p>1 some of the other specifics about the company, 2 turn this over to our Executive Vice-President, 3 Greg Miller, who will talk about the resort 4 itself, some of the solutions that we think we 5 have to traffic concerns, and the other 6 concerns, and then after we finish, we want to 7 be available to answer any questions that you 8 might have on any issues that you might have. 9 Greg. 10 GREG MILLER: Thank you, Town Supervisor 11 Burke, members of the town board, and members 12 of the -- or citizens of Woodbury, and thank 13 you to Jan Jones. I don't know that we 14 introduced Jan properly, but Jan is our 15 Executive Vice-President of community 16 relations, government relations, for our 17 company. So, what she's described across the 18 fifty-three different properties we have, she's 19 responsible to the communities and to our board 20 of our company, for following through on those, 21 on those commitments, and you'll be hearing 22 more from Jan in a moment. 23 My responsibilities within the company are 24 how we translate these commitments into the 25 product itself, into the resort, and the</p>	<p style="text-align: right;">12</p> <p>1 that we're going to develop luxury hotel room 2 product, where we can have guests at our 3 different properties throughout the country 4 come and visit. We get about 25 percent of our 5 company revenues from people who will come and 6 visit us first in their home market, and then 7 when they're traveling, or going to, let's say 8 New York, for other reasons, they would want to 9 come and stay with us. So, we'll have hotel 10 rooms for that, those customers. It's going to 11 be a luxury hotel. Caesars is known throughout 12 the world as one of the luxury brands in the 13 casino industry. So, it will have a spa, very 14 beautiful fitness center, very small retail 15 component, really just a gift shop for the 16 hotel. We'll have a state of the art casino 17 floor. The way that expresses itself is in 18 things like our World Series of Poker, which 19 we, as a company, own. We'll have really the 20 nicest World Series of Poker room probably in 21 the country. We'll do televised events on ESPN 22 in the meeting and -- flexible meeting and 23 entertainment space that we'll locate very 24 close to the poker room. We'll have great 25 table gaming, great slot machines, et cetera.</p>

<p style="text-align: right;">13</p> <p>1 That's certainly part of our program, but we're 2 also going to have restaurants, bars and other 3 dining offerings here. It could be both chef 4 driven. As Jan mentioned, Giata is very well 5 known on the Food Network. She's opening her 6 first restaurant ever, anywhere, with us today 7 in Las Vegas. It could be people like that, 8 but it could also very, very well be local 9 restaurateurs. About five of our restaurants 10 will be much smaller restaurants, things we've 11 done successfully in other markets, where local 12 restaurateurs will come in and have a 13 successful business.</p> <p>14 We're looking at a very small outdoor 15 performance venue. It's something that we've 16 seen, again, in different markets, where having 17 a small summer concert series, not a huge 18 amphitheater, but a small venue, can be very 19 positive, just create a great guest experience 20 for people. And then we're going to have all 21 structured and valet parking. There's 22 certainly choices that the developer has in 23 creating a destination casino. You could have 24 big fields of surface parking, or invest in a 25 garage, and we chose here to invest in the</p>	<p style="text-align: right;">15</p> <p>1 make it go away with anything. So, when you 2 take a step back and look at what will be 3 created here, it will really be a hundred and 4 twenty-one acres, but almost a hundred acres, 5 about ninety-five acres, will be the existing 6 natural beautiful state, which we expect will 7 stay here.</p> <p>8 And when we start to translate that into 9 architecture, and again, are looking for models 10 that are very sympathetic to the beautiful 11 natural terrain that is here, so we've gone to 12 different examples to have similar -- different 13 projects around the country that have similar 14 conditions, that just beautiful topography, and 15 how did they succeed in delivering what we 16 think is very beautiful architecture in those 17 projects, with natural materials, but also 18 modern, modern amenities, and you can see 19 examples right here of places that have done 20 that and are consistent with what our 21 intentions are here.</p> <p>22 So, when you -- this image right here is 23 really the portochere of Caesars New York. As 24 you come up to the main entry, there will be 25 stone columns, but also glass, and we think it</p>
<p style="text-align: right;">14</p> <p>1 garage, and have it so it's all very 2 convenient, very compact.</p> <p>3 We talked about it being a destination 4 resort. Well, the total site is about a 5 hundred and twenty-one acres. We're using 6 between twenty-five and thirty acres for the 7 actual structure. So, in total, we're going to 8 have very little of the land developed for 9 structure. The rest is going to be intended to 10 be a destination resort.</p> <p>11 If you look, I don't know if it shows up, 12 the road, the roadway on the far right-hand 13 side, the resort road, is about 1,800 feet from 14 the entrance. So, it's a fair amount back 15 where people will go and ride through what we 16 think will be a very beautiful resort, to get 17 to Caesars New York.</p> <p>18 This, this slide just really reinforces 19 the last point I was making, and in some ways, 20 it also references our landscaping plans, which 21 are basically to take the existing landscaping, 22 and -- and we have a landscaping firm we're 23 working with, who's going to really respect and 24 take advantage of all the natural terrain here, 25 and celebrate it, rather than replace it and</p>	<p style="text-align: right;">16</p> <p>1 will be a very beautiful, very high quality 2 entry experience that people will have.</p> <p>3 I feature the guest rooms only because, 4 when we build our three hundred room hotel out 5 here, it's going to be -- it's going to be a 6 very high standard luxury hotel, that again, 7 will be really all about bringing people from 8 around the U.S., bringing people who are 9 tourists, bringing people who might be in the 10 city and want to have a nice place to stay 11 overnight here, and this is the type of guest 12 room that we'll give them.</p> <p>13 As I mentioned in my opening remarks, we 14 completely recognize the traffic is the main 15 challenge to realizing our -- our vision for 16 the site, and certainly, an important barrier 17 to, as we understand it, to the folks who have 18 been living in this area, to all of you. So, 19 the plan that we have here, that I'll walk 20 through in a just a little bit more detail, is 21 one that's directly derived from the work 22 that's been done to date by the New York 23 Department of Transportation.</p> <p>24 So, there are a couple of small changes 25 that we've looked at, and we've already started</p>

<p style="text-align: right;">17</p> <p>1 a process of meeting and consultation with the 2 New York Department of Transportation, to get 3 an agreement on the scope, that will not only 4 effectively address the prior conditions, but 5 will also be able to handle the additional 6 traffic that will come from a casino, such as 7 that which I just described.</p> <p>8 One of the things, so the -- the point 9 here on this slide is really to start to 10 quantify some of the issues that we observed, 11 and our consultants, TRC Engineers, who has 12 been involved in this area for a while, and 13 they've observed. So, when we look at the 14 statistics, the area that we're trying to solve 15 for, is really the afternoon rush hour peak, 16 and the weekend peak, and the average traffic 17 we see per hour through the 131, Exit 131/Route 18 17 interchange, is approximately 4,800 vehicles 19 per hour today.</p> <p>20 When we look at the expected impact of the 21 casino at that point, it increases that burden 22 by about 21 percent, about 1,300 trips, and 23 while I'll go through some of the specific 24 solutions in just a moment, the point that we 25 think is very important here, is that if -- if</p>	<p style="text-align: right;">19</p> <p>1 isn't a left. It basically foregoes the need 2 for a left at the traffic light on the upper 3 right-hand side.</p> <p>4 As we go down to improvement area two, I 5 think this has largely been in the plans for a 6 while. We think it's very important for the 7 traffic, as it moves southbound from the 8 Woodbury Commons, to eliminate this first 9 traffic light, and then get a right turn that 10 will then flow right over, right into the -- 11 the expressway. Again, the -- the goal here is 12 to eliminate some of the lights, that have the 13 left turns, that create all of the stacking 14 there.</p> <p>15 And again, the plan that's been put out 16 there, and we're extremely supportive of, is 17 the investment into adaptive signaling systems 18 that, through the use of technology, can help 19 reduce some of the pressure.</p> <p>20 No one of these moves by itself will 21 create a solution, and again, as I mentioned, 22 we've been working with the New York Department 23 of Transportation to try to create a plan that 24 the state is going to get behind as well, but 25 their initial impression based on this plan is</p>
<p style="text-align: right;">18</p> <p>1 those problems don't get solved, including any 2 of the existing issues, then we won't have a 3 successful casino investment. We won't have a 4 successful project. We have to be in a 5 position to address the traffic and be part of 6 the solution, with the New York Department of 7 Transportation and you hear in the community, 8 or our investment will fail. It's really no 9 more complicated than that.</p> <p>10 As we look at the different proposals 11 throughout Orange County, we see that many of 12 them will likely, to some degree, some greater 13 than others, be using this same exchange. As 14 we look at the -- the citizens of this area, we 15 would think that having somebody who's going to 16 be your neighbor, who has to solve it for their 17 own project to succeed, would be a real benefit 18 for the community.</p> <p>19 So, again, I mention that we'll go through 20 some of the details that -- that relate to, and 21 in some cases, augment the existing traffic 22 plan that's been published. The improvement 23 area one is up on the top, and it's really 24 creating a dedicated ramp to the southbound 17, 25 that will go under 17, loop off, to -- so there</p>	<p style="text-align: right;">20</p> <p>1 that it is a very good start addressing not 2 only what was here before, but also the 3 additional traffic that would come and be 4 derived from the casino.</p> <p>5 As we go further south on Route 17, and 6 move more towards the resort entrance that I've 7 described, we think it's really imperative that 8 we widen the lanes in each direction, to go 9 from two lanes in total, to four lanes, or two 10 lanes in each direction, and widen at the area 11 where there's the current unused train tracks 12 at the railroad bridge there. So, our -- our 13 -- we're very dedicated to making sure that 14 that traffic has plenty of capacity going all 15 the way through that whole zone, and we plan to 16 make that happen.</p> <p>17 The community infrastructure obviously 18 doesn't stop with the local roadways. They 19 also include very important subjects, such as 20 sewer, water, police, fire, ambulance, other -- 21 other emergency services. We don't have 22 completed solutions in these areas yet. The 23 way that the legislation was drafted out of 24 Albany was one where every applicant, 25 essentially, is obligated to ensure that they</p>

<p style="text-align: right;">21</p> <p>1 have enough capacity available to meet the 2 needs of their project, and we're certainly 3 fully committed to that.</p> <p>4 We have options on sewer. We've met with 5 Orange County Department of Environmental 6 Services. We've had conversations with them 7 that include a well-served letter from that 8 group. We also have looked at opportunities to 9 add our own capacity on site. We're going to 10 continue to have conversations locally on what 11 the right solution is to add to the sewage 12 capacity. We know we'll be adding to the 13 system.</p> <p>14 Similarly, with water, we've met with 15 Mayor Welley of Harriman, to discuss provision 16 of water to the site itself. We believe that 17 there's solutions to adding to the well that's 18 already contemplated. I think it's designated 19 as OR-1 on the site, and it's already been 20 permitted, contribute to an offset well that 21 OR-7, and if it's needed, and we expect it 22 likely will be, to write checks to add 23 additional required capacity, to make sure that 24 there is sufficient water available for the 25 project, and very importantly, we're not adding</p>	<p style="text-align: right;">23</p> <p>1 One is the upfront Exit 131 project 2 improvements. Again, I don't know that this 3 community will have a vote in a lot of the 4 other casino projects that are being 5 contemplated for Orange County, but we know 6 that you all have a voice on how this one gets 7 done, and we're very committed, and we have to, 8 as I mentioned before, for the sake of our own 9 investment, make a substantial upfront 10 commitment, to make sure these changes occur.</p> <p>11 We also know that Woodbury, between the 12 town and the village, will realize what's been 13 estimated at 29 million dollars of total annual 14 additional receipts for the communities. It's 15 been estimated as 10 million dollars coming out 16 of the state gaming tax, and again, that comes 17 directly from the legislation from last fall, 18 and then an estimated 19 million dollars of 19 additional property taxes, and again, we 20 wouldn't presuppose how the community spends 21 that money. That's either determined by your 22 regulatory -- your regulations and law, and on 23 how property taxes are divided up, or it will 24 be determined by the town board and the village 25 board, but we're very confident that a</p>
<p style="text-align: right;">22</p> <p>1 to the burden of the community with regard to 2 water, similar to what we were discussing with 3 system -- with sewer.</p> <p>4 We started conversations with the Town of 5 Woodbury, with you all, with the Village of 6 Woodbury, and with the Village of Harriman, on 7 how police services, fire services, police and 8 fire, all of that, will be -- the existing 9 infrastructure, the existing services, will be 10 added to. We fully expect there could be 11 upfront cost, as well as ongoing costs, to 12 provide and support the additional services 13 that our project will require.</p> <p>14 We've also met with local ambulance 15 services, and realized that that group probably 16 doesn't have capacity, the way it's configured 17 today, to service our project. So, we would 18 contract with a certified private company to 19 service the needs of the casino in that regard.</p> <p>20 So, as we look through the project itself 21 and -- and the infrastructure burdens that it 22 will contribute to, we also think it's quite 23 important that people understand, generally, 24 the benefits that will come to the community, 25 from us being a part of the community.</p>	<p style="text-align: right;">24</p> <p>1 substantial amount of additional funding that 2 would be coming to the community, and beyond 3 that, there would be an additional ten million 4 dollars of funding that would be estimated to 5 go to Orange County, for the services that they 6 provide, plus, as I mentioned earlier, separate 7 dedicated commitments we would make to fund 8 things like the additional police and fire that 9 would be required by our project.</p> <p>10 These numbers, when we met with the 11 village a couple of weeks ago, there was some 12 questions about the variation of these numbers, 13 specifically compared to the numbers that are 14 published by the state. The state numbers were 15 published as, what I'll call a generic Orange 16 County location, with a normal operator, let's 17 say. We think that this location is better 18 than the location they used to estimate what I 19 think was six point seven million of benefits, 20 compared to the ten that we've just expressed 21 here. Plus, we know from our -- our experience 22 across the different casinos we operate, we 23 tend to operate at a revenue premium of 24 somewhere between 25 and 30 percent higher than 25 our competitors, because of all the tourism</p>

<p style="text-align: right;">25</p> <p>1 that we're able to touch and induce with the 2 breath of our network, and plus, the 3 sophistication of our Total Rewards system, 4 that really our company was built on the back 5 of.</p> <p>6 The additional, very important part of 7 what we can contribute to the community is just 8 very good local jobs. On -- during the 9 construction process, we estimate there will be 10 1,500 construction jobs created, and then once 11 we're open, we've estimated that it's an 12 additional 3,000 permanent jobs, and on the 13 permanent jobs, the average compensation per 14 full-time equivalent employee, is about 15 \$50,000. Now, that's all in. It includes 16 salaries, benefits, tips, et cetera, but it's 17 the \$50,000 that each employee would be 18 bringing home.</p> <p>19 Again, as we bring employees on, we have 20 terrific benefits. They're outlined on the 21 slide here, and we also have a real track 22 record of walking the talk on integrating with 23 the community, whether it's minority based 24 community elements in various parts of the 25 country, or veterans, or women based</p>	<p style="text-align: right;">27</p> <p>1 -- local market here, we expect to create 2 benefits again, because it just makes good 3 sense that we'd be buying from them, and again, 4 as I mentioned earlier, we're going to have 5 employment forums. Over the course of the next 6 month or two, it will be during June or July, 7 we'll hold vendor forums as well, to get to 8 know the local vendors in the market, to make 9 sure we're starting to plan around creating 10 opportunities here.</p> <p>11 We're going to post this presentation on 12 our local website that we'll go through at the 13 end here, but it's really important for you to 14 know, and it's really easy to verify, that it 15 isn't just rhetoric for our company. It's 16 something that we do really execute and do. 17 You can go and survey, consistent with what the 18 County Executive Neuhaus did, in reaching out 19 to different fire and police departments to 20 understand, okay, really, how is Caesars part 21 of the community. We stand behind those 22 relationships, and very open with the different 23 cities we're in, and stand behind that, as well 24 as our local partners, chambers of commerce, et 25 cetera, people -- we make a difference in the</p>
<p style="text-align: right;">26</p> <p>1 enterprises. We have a really good track 2 record of working with the community and 3 helping create real opportunities for people, 4 and as we go through here, we're going to very 5 actively seek, particularly veterans, given the 6 legacy of this community here. We'll go 7 through in a couple of minutes plans we have to 8 have job fairs over the summer, and start to 9 get to know people and start to take names for 10 -- should we be granted the license, being able 11 to move really quickly to start to bring people 12 on.</p> <p>13 We'll also, just as a matter of course, 14 benefit the local economy through the 15 procurement we do locally. You can see here 16 the categories on the left-hand side of the 17 chart are ones that would naturally come from 18 local, whether it's seafood or produce or 19 bakery. I understand there's a local vineyard. 20 We would certainly consider buying, or would 21 expect to buy, from laundry, vending. There's 22 a lot of the local infrastructure and 23 businesses today that would naturally be 24 beneficiaries of a project such as ours, and 25 then regionally, as you extend beyond the local</p>	<p style="text-align: right;">28</p> <p>1 communities we're in, and people stand behind 2 us when we ask them to -- to advocate for us.</p> <p>3 I've already alluded to this a couple of 4 times. We're going to do the vendor and jobs 5 forum that I mentioned earlier. We also plan 6 on having a transportation town hall at some 7 point in the near future, to get into more 8 detail and to get feedback from the community 9 on the details of the plan that would come out 10 of this mutual process with ourselves and New 11 York Department of Transportation. We have the 12 opportunity to talk about partnerships and how 13 that can work across our network, as well as an 14 open house at the office that we're planning on 15 opening as soon as we can get a lease signed 16 here in Woodbury in the very, very near future.</p> <p>17 So, again, really just to repeat what I've 18 already gone through, if we come into Woodbury, 19 we are very confident, and we're really 20 completely incentive, to invest in the 21 necessary infrastructure that will not only 22 accommodate the incremental needs of our 23 project, but will also, particularly in the 24 area of traffic, go back in and deal with some 25 of the existing conditions.</p>

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1 We're going to have an active dialogue
2 with local emergency services. We're committed
3 to making sure that there's no shortfall there
4 when we open. We're going to hire locally, and
5 create opportunities for vendors, and for local
6 craftsmen and members of the unions on the
7 construction side upfront. We're very -- as a
8 company across the country, we're very
9 supportive of the construction unions. And
10 we're going to partner, we look forward to
11 reaching out and partnering with SUNY Orange,
12 to create training programs, so that people who
13 are local are very well trained and able to be
14 part of our project.

15 So, really to close out the meeting, Jan
16 Jones is going to come back up and walk
17 through, again, how we react and interact with
18 other communities throughout the -- throughout
19 our network. Thank you.

20 JAN JONES: I just wanted to spend a
21 little bit more time tonight talking about how
22 we do business, what the standards that we hold
23 ourselves to, and this is really about Caesars
24 in the community.

25 I talked a little bit, when I first

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1 opened, about the code of commitment. We put
2 the code of commitment in place in 2001, and
3 we've operated by the tenants for the last
4 almost fifteen years. I've served under two
5 CEOs, and both of them, Bill Satri, and now
6 Gary Lundry, have started every year strategy
7 by describing it within the confines of the
8 code of commitment. So, what is that?

9 It's a commitment to our employees to
10 treat them with respect, and to provide
11 satisfying careers, and the career piece of
12 that is the one that we think is really
13 important, that we like to meet employees, grow
14 employees, and then make Caesars Entertainment
15 a home for their livelihood for many years.

16 To our guests, is to promote responsible
17 gaming, and this is something that we see as
18 utmost importance. The gambling is for fun,
19 gambling for entertainment, but it -- it has to
20 be conducted responsibly. In fact, we're the
21 only gaming company that operates by a
22 marketing code that very clearly discusses
23 where we'll advertise, what kinds of outlets
24 we'll advertise in, age limits. We won't even
25 run advertisements on any radio or TV that has

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1 less than 75 percent of its audience over
2 twenty-five years of age.

3 In the communities, is to help make
4 Woodbury a healthy and vibrant place to live
5 and work, and that really goes to talking about
6 reinvesting back into the community. As we've
7 said, if the ships rise, we want all the ships
8 to rise.

9 And then to the environment, to be
10 responsible stewards of the environment.

11 Jobs, I mentioned just a little before,
12 but it's, sometimes when people think of
13 casinos, they think just of service employees,
14 but actually, it's gaming operations,
15 relationship marketing, human resources,
16 finance planning and analysis, hotel, food and
17 beverage, information technology, total
18 services. So, there's a large number of
19 different kinds of employment opportunities
20 that turn out to be a big benefit to the
21 community.

22 Responsible gaming, Caesars wants
23 everybody who gambles at our casinos to be
24 there for the right reasons, and that's simply
25 to have fun. We're the only gaming company

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1 that actually ran ads where our CEO was saying,
2 you know, sometimes you shouldn't gamble. You
3 shouldn't gamble if you've had too much to
4 drink. You shouldn't gamble if you're lonely
5 or depressed. You shouldn't gamble if you're
6 having trouble setting a limit. And then we
7 give them numbers to call, because, again, it's
8 about having fun and gambling for the right
9 reasons.

10 Our programs served as the model for the
11 industry. In fact, I've worked in countries
12 around the world, with their governments,
13 helping them set up responsible gaming
14 regulation, so that they have confidence that
15 we're going to operate in a responsible manner.
16 We funded the creation of the first national
17 help-line. We received the first corporate
18 award by the National Council On Problem
19 Gaming. We regularly contribute to and assist
20 international and national and local problem
21 gaming help-lines. We're the first to offer
22 nationwide self-exclusion and self-restriction.
23 That's if a customer doesn't want to be a
24 customer, all they have to do is tell us and we
25 will exclude them from any of our marketing

<p style="text-align: right;">33</p> <p>1 materials, and in some cases, we may also take 2 the approach that may be they're not the right 3 customer for us for other reasons. 4 Commitment to effective responsible gaming 5 training for all of our employees. We train 6 every single of our seventy thousand employees 7 have been trained about responsible gambling, 8 and then different tiers receive higher levels 9 of training. We have responsible gaming 10 ambassadors, who are actually on the floor, 11 who, if it appears that a customer asks for 12 help or a customer approaches and asks for 13 help, they're trained to be able to intervene 14 and send them where they can find help. 15 There's a few misrealities about gambling 16 that I want to touch on very briefly, just 17 because they're always questioned, and I think 18 it's important to know that the facts around 19 some of these beliefs are very different than 20 the miss themselves, and these aren't my 21 findings. These are the findings of the 22 National Federal Gambling Impact Study of 23 countless studies done by universities and 24 governments. The good news for New York is, 25 gaming has been in many, many states and cities</p>	<p style="text-align: right;">35</p> <p>1 last decade has gone from fifty-five years old 2 to forty-five years old. So, as the friends 3 change, you know, the people that are seeking 4 entertainment are people who are employed, 5 people who have discretionary income, people 6 who are looking for a variety of activity. 7 Casinos bring increased rates of street 8 crime. Communities with casinos are just as 9 safe as communities that don't have casinos. in 10 fact, the two latest studies that really looked 11 at that impact, one was the Federal National 12 Gambling Impact Study, and the second one was 13 done at the University of Chicago, both of them 14 found, and those are just two, there are many 15 more, found that there is no difference in the 16 rate of crime with or without casinos, and that 17 sometimes you'll find that crime actually goes 18 down, as the casinos have so much of their own 19 security, and if they work in collaboration 20 with the local police and others, that allows 21 you to really protect the safety of your 22 community. 23 Legalization of casino gaming causes large 24 numbers of gambling addicts. Actually, and I 25 think this is important to know, we take</p>
<p style="text-align: right;">34</p> <p>1 for long periods of time. So, you're not 2 becoming the guinea pig. You're going to have 3 the benefit of having a great deal of knowledge 4 as you begin to consider how you might like to 5 integrate gaming into your community. 6 Miss, customers are vulnerable, 7 less-educated, low-skilled workers. In fact, 8 the educational profile of casino customers 9 matches that of American adults generally, and 10 actually, the American Gaming Association's 11 latest study showed that the average income 12 level of a casino customer is higher than norm. 13 Casino gambling has primary appetite for 14 the poor. The reality is, those in the lowest 15 income bracket are the least likely to be 16 casino customers. 17 Customers are predominately elderly. The 18 age profile of casino gamblers is comparable to 19 that of adults generally, and a very 20 interesting statistic that's just finding in 21 Las Vegas, there's two, the first is, that 70 22 percent of the revenues in Las Vegas today come 23 from non-gambling activity. They come from 24 restaurants, bars, clubs, spas, golf clubs. 25 And that the average age in Las Vegas over the</p>	<p style="text-align: right;">36</p> <p>1 pathological gaming, and people with problems, 2 very seriously. It's a terrible addiction and 3 it has very bad effects on families, and we've 4 heard the stories many times. The reality is, 5 there's about 2 percent of the public actually 6 has some kind of pathological gambling 7 addiction. Introduction of casinos doesn't 8 change that rate at all. The prevalent studies 9 have shown, giving more supply doesn't change 10 pathological gambler. A pathological gambler 11 is finding someplace to gamble, likely whether 12 you have a casino in your state or not. One of 13 the differences is, now there's funding to 14 provide services, so that if they asked to seek 15 help, there's help that can be given to them. 16 Environmental sustainability strategy is 17 driven by code green. Code green is a 18 fascinating project, because it was all started 19 by our employees. Our employees said, we need 20 to care about the environment, we need to get 21 involved, what can we do that's going to make 22 it different, and it's amazing, the effect it 23 had on energy efficiency, use of recycled 24 materials, our leed certification. Some of the 25 progress you can see on the -- on the side</p>

<p style="text-align: right;">37</p> <p>1 here. It is 9 percent reduction in absolute 2 electricity consumption, 19 percent reduction 3 in electricity consumption per square foot, 11 4 percent absolute reduction in carbon admissions 5 to the atmosphere, and it goes on, and much of 6 our success in this has been because our 7 employees care about it. As a matter of fact, 8 one of our charitable organizations is called 9 Clean The World, and it's where a lot of our 10 room attendants, when they were cleaning the 11 different rooms, saw the unused shampoos and 12 soaps, and said, this has to be something that 13 can be put to better use. So, we started 14 bringing them together, and now we send them to 15 countries around the world who have a need for 16 soaps and cleaning product.</p> <p>17 Living the code is, again, something I 18 said, it's core to our DNA. When you look at 19 it in action, after Katrina, we launched a 20 sweeping recovery effort to assist the eight 21 thousand employees who were effected by the 22 hurricane in both Louisiana and Mississippi. 23 In fact, all of our employees who were out of 24 work as a result of Katrina, we paid them for 25 four months, then we kept them on benefits</p>	<p style="text-align: right;">39</p> <p>1 And then local businesses, one of the 2 small businesses, and this is a small, diverse, 3 small-owned business, Renu Oil is now recycling 4 all of our cooking oils, and others are 5 actually using some of this to run our 6 shuttles. So, trying to find ways that we can 7 be both socially responsible, and make sure 8 that it benefits, whenever possible, the local 9 vendor, is something we always look to do.</p> <p>10 Our foundation, the Caesars Foundation 11 benefits under-served population, and helps 12 older individuals live longer, healthier and 13 more fulfilling lives. We picked seniors as 14 the core focus of our foundation years ago, 15 mostly because we thought that seniors were 16 under-served population, and that there were 17 many things that we could do which would really 18 assist.</p> <p>19 The first program we took on was Meals On 20 Wheels, and in the last decade, we've donated 21 over fifty trucks to Meals On Wheels across 22 America. We've contributed nearly a million to 23 various different scholarships, United Negro 24 College Fund. Our Hero Volunteers, which are 25 employees, January 10th through the first half</p>
<p style="text-align: right;">38</p> <p>1 until they were able to get back to work.</p> <p>2 Tourism impact, in Harrah's, New Orleans, 3 Greg talked about partnering with the 4 community, we find that when we go into 5 communities, we want everyone to benefit. In 6 New Orleans, we spent over 95 million with 7 local partner hotels, buying their hotel rooms, 8 and more than 45 million with local restaurants 9 and attractions over the last ten years. The 10 old belief that resort casinos want people to 11 come and just stay there, is an old wise tale. 12 What we want is for people to be in the 13 community, to bring community activities and 14 restaurants and local attractions and make them 15 core to the entertainment we're providing.</p> <p>16 Economic revitalization, Joliet is always 17 one of my favorite stories. Joliet, Illinois 18 was a small city, more of a town, that was 19 really known for nothing but it's prison. You 20 might have seen the Blue Brothers. You would 21 have seen the building in there. They had a 22 twenty-year redevelopment plan, which they 23 achieved in less than a decade, and it was by 24 the revenues and the jobs, the economic 25 revitalization.</p>	<p style="text-align: right;">40</p> <p>1 of 2011, contributed more than 173,000 hours 2 into the community, just finding ways to give 3 back.</p> <p>4 We share a financial success with our 5 communities by donating a portion of company 6 profits to community charitable causes. So, we 7 don't think it's just about the taxes. The 8 taxes are good. The property taxes, the taxes 9 that come from gaming, those are all important 10 contributions, but we think you have to do 11 more. You have to give back charitably. You 12 have to support those organizations that are 13 looking to do the work the government doesn't 14 always have the funds or the resources to 15 accomplish.</p> <p>16 I need my tech person. 17 (Whereupon, at this time a video is 18 played.)</p> <p>19 JAN JONES: I think if you go into the 20 communities which we offer, and talk to some of 21 the different providers, you'll find the same 22 thing that Greg spoke of with our chambers and 23 other community partners, that when we say 24 we're going to do something, we stand by it, 25 and it's interesting, for a period of my career</p>

<p style="text-align: right;">41</p> <p>1 when I wasn't working as an executive with a 2 gaming company, I was in public service. So, I 3 know that it's, you sit and you listen to 4 different developers and others come and talk 5 to you and talk to you as a board and talk to 6 you as a community and make promises about what 7 they will do, and I think that I can tell you 8 with every degree of certainty, that when we 9 come into a community and we say, we'll be 10 there with the jobs, we'll be there as a 11 partner, we'll be there to make sure that your 12 businesses and your governments benefit, that 13 we'll find a way to do this that's in 14 everyone's best interest, that that is a 15 commitment that we take very seriously. 16 We want to help you create those thousands 17 of direct job opportunities, attract tourism, 18 and again, I say tourism, because I think it's 19 important you bring the people from outside of 20 the State of New York, engaging hundreds of 21 local businesses, taxes, reinvesting, and 22 partnering with SUNY Orange for recruiting and 23 training and curriculum development. 24 And we hope that you'll want to be a 25 partner as much as we look to be a part of your</p>	<p style="text-align: right;">43</p> <p>1 yourself, indicate whether you're a resident of 2 the Town of Woodbury, and if you're not, don't 3 tell us where you're from, but just indicate 4 whether or not you are a resident of Woodbury, 5 and hopefully we can move it along. 6 At the end, if you have some question that 7 has not be asked and you want to make some 8 comments, we'll still give you time to come to 9 the microphone, but in fairness to the 10 forty-five people that have signed up, we'd 11 like to move it along as quickly as we can. 12 Now, there are some members that I'd like 13 to -- in the audience, that I would like to 14 acknowledge their presence: From the county 15 legislature, Katie Bonelli, representing Steve 16 Neuhaus, our County Exec, will be Harry Poor, 17 Tim Egan, as I mentioned, from the village 18 council, Tom Flood, I believe, is here, Steve 19 Welley, the Mayor of the Village of Harriman, 20 and Bruce Chaichester, who is also a Village of 21 Harriman board member, and I may have missed 22 somebody, and if I did, I apologize. 23 At this point, I would like to ask the 24 members of the board if they have any questions 25 at this time. They can either do it now and/or</p>
<p style="text-align: right;">42</p> <p>1 community, and we'd like to take this 2 opportunity now to be able to address or answer 3 any questions or observations you may have. 4 SUPERVISOR BURKE: Anybody who wants to 5 sign up to speak, as we move forward with this 6 presentation, please feel free to do so, and 7 we'll all return to the main table upstairs on 8 the stage, and then we'll begin in about five 9 minutes. Thank you. 10 (Whereupon, there is a short recess in the 11 public hearing.) 12 SUPERVISOR BURKE: Okay. May I have your 13 attention, please? I'd like to continue the 14 meeting at this point. 15 Just so you know, that we have 16 approximately forty-five people who have 17 indicated their desire to come forward and make 18 some comments. Can I have your attention, 19 please, gentlemen? Thank you very much. 20 So, Tim Egan ran the village board meeting 21 the other night, a week and a half ago, and he 22 did not have a clock, and we're not clocking 23 people either, but we have to be aware of the 24 fact that we're going to be here for a while. 25 So, when you come up, come forward, identify</p>	<p style="text-align: right;">44</p> <p>1 ask questions at the end. We, as board members 2 of the town, we're out there. Certainly people 3 have spoken to us. We know what their 4 questions are. Some were part of the 5 presentation, some were not. But it would be 6 remiss on our part if we do not raise the 7 questions and ask the questions that we've been 8 asked to consider. Some we have answers to, 9 and some we don't. 10 So, if any member of the town board would 11 like to ask any questions, I'll pass the 12 microphone down to you, and we'll begin with 13 the town board members. 14 COUNCILMAN HUNTER: Good evening. I 15 actually had a question regarding the 16 philanthropy and the community involvement. I 17 think it was pretty well answered by the 18 presentation, but I just want to say that this 19 town, this community, deserves community 20 involvement and support from Caesars, because 21 we live here and we put up with progress every 22 Saturday out here on Route 32, and we need 23 solid involvement from Caesars. If they can 24 expand on what that means, fine. If not, 25 that's all I have right now.</p>

<p style="text-align: right;">45</p> <p>1 JAN JONES: I would just say, we couldn't 2 agree with you more, and although seniors has 3 been our focus, it's not our only gift-giving 4 focus. In fact, we just adopted two schools in 5 Nevada that are Teach For America schools. We 6 underwrite all the Teach For America teachers, 7 and now our heroes go in and are working with 8 the students on job training in the classroom. 9 So, and you'll find in different 10 communities, we want to hear what it is you 11 would like, and where we can be most 12 beneficial, but it's part of how we do 13 business, and I can sit here and tell you, and 14 every member of the board, not only will we be 15 there, but we'll be there with real dollars and 16 real commitment. 17 COUNCILMAN ARONE: Do you have any plans 18 to shuttle your guests between your resort and 19 Woodbury Commons at all? Because, obviously, 20 there are going to be guests that are going to 21 want to frequent Woodbury Commons. 22 GREG MILLER: Yeah, our current plans 23 don't really feature shuttling. It's not clear 24 to us how much cross utilization there will 25 really be. We're sure that people staying at</p>	<p style="text-align: right;">47</p> <p>1 people came out with jobs on that. 2 COUNCILMAN ARONE: Just a little further 3 clarification on the local concept restaurants. 4 We have a lot of restaurants in town here. So, 5 does XYZ Restaurant, will they will be able to 6 partake in the local concept restaurant in the 7 resort? 8 GREG MILLER: Yeah, potentially. We've 9 got a concept that is -- it's derivative of a 10 food court. It doesn't really feel like a food 11 court when you're in it, but it's something 12 that would have an opportunity for five or six 13 different concepts to share common space, and 14 then to -- to provide their food services 15 there, and it's a lower capital, easier access 16 way for people in the local community to be 17 part of the project, that we found that worked 18 really well in the last three projects that we 19 developed. 20 COUNCILMAN ARONE: Okay. Great. Thanks 21 JAN JONES: And one other thing that I 22 think is important. When we talk about Total 23 Rewards, which is the customer loyalty program, 24 we're probably, I think we're the only company, 25 there may be another, but not one of the size</p>
<p style="text-align: right;">46</p> <p>1 the hotel will want to go over, but the people 2 coming to the Woodbury Commons today, it's 3 really not clear to us how many of those people 4 will be coming over. So, we don't have shuttle 5 plans currently. 6 COUNCILMAN ARONE: You might as well stay 7 there. You talked about job fairs, which is 8 great to venture into, doing some adventurous, 9 but are you going to have a Woodbury-residents 10 only job fair, before you open it up to 11 everybody else? 12 GREG MILLER: Yeah, the intention would be 13 to start locally here, and I guess we haven't 14 thought through how we draw demarcation lines 15 to make it Woodbury residents only, but the 16 center of gravity that's right here is really 17 our main emphasis. So, we will work with you 18 all to find who gets divided, how that works 19 initially. 20 We just did one in Baltimore three weeks 21 ago, where it was really at the request of the 22 Mayor of Baltimore, to get ready for our 23 opening coming up, that we had, I think, 10,000 24 people show up, and thousands of people came 25 out with jobs on that. I think it was 1,200</p>	<p style="text-align: right;">48</p> <p>1 of ours, that actually you can earn points with 2 local businesses. So, we will send our 3 customers into local businesses, local 4 restaurants. They can earn their points there, 5 and then come and we will partner with all the 6 businesses, so they can be partner with that 7 Total Rewards member. 8 COUNCILMAN PALERMO: Actually, we, on the 9 town board, have an opportunity to speak with 10 the representatives of Caesars at any time. 11 So, I'm going to hold off my questions, so that 12 you, the people out here, can come up and 13 discuss it, and so that we can move forward, 14 because we want to hear what you have to say 15 also, not so much that you want to hear what we 16 have to say. 17 SUPERVISOR BURKE: I have a few questions 18 that I would like to ask. 19 Jan, would you be able to click on the -- 20 the slide that deals with the site, the site 21 specific? 22 JAN JONES: This one, or you want farther 23 down? 24 SUPERVISOR BURKE: That's the one. That's 25 fine.</p>

<p style="text-align: right;">49</p> <p>1 It's announced tonight, as Caesars 2 announced tonight, it's a hundred and sixteen 3 acre site, maybe another half acre or so, 4 whatever the case may be. That has generated a 5 number of questions, which I'd like to have 6 addressed tonight. 7 How many actual structures are going to be 8 on that site? There's a casino, I guess. Is 9 that a single structure? Is the hotel a 10 separate structure? Are there any other 11 structures that are going to be on that site, 12 besides the one or two that I just mentioned? 13 GREG MILLER: There -- there are 14 essentially three different structures in the 15 program. If -- when you look at the image that 16 you were describing, on the right-hand side is 17 the hotel, the center is the casino, which is 18 one large structure, fairly low rise, two 19 levels, and then on the left, there's the 20 parking garage. 21 SUPERVISOR BURKE: Okay. If you could ask 22 Jan to put that slide up again, please. 23 GREG MILLER: Yes. 24 SUPERVISOR BURKE: So, can you tell -- 25 there are three structures?</p>	<p style="text-align: right;">51</p> <p>1 Are you aware of that? 2 GREG MILLER: I'm not aware of that, but 3 just for the record, to you all, we have no 4 intention of seeking incentives for any of the 5 structures that are part of this program that I 6 just described earlier today. 7 SUPERVISOR BURKE: Okay. I broke it down. 8 I think we have one hundred sixteen acres. The 9 way I understand the materials that have been 10 distributed to this point, twenty-eight acres 11 are to be disturbed, or to be construction on. 12 GREG MILLER: That's generally right. 13 SUPERVISOR BURKE: Right. Twenty-nine 14 acres will be wetlands. Is that correct? 15 GREG MILLER: That may be accurate on 16 wetlands. Beyond wetlands, there's required 17 buffer. 18 SUPERVISOR BURKE: The buffer, yes. 19 GREG MILLER: Takes the number higher than 20 that. I think the overall number, and our 21 consultant team can correct me if I'm wrong, 22 but I think the overall number of wetlands and 23 buffer is closer to forty. 24 SUPERVISOR BURKE: You're right. I 25 believe -- I was going to get to that next, but</p>
<p style="text-align: right;">50</p> <p>1 GREG MILLER: Yes. 2 SUPERVISOR BURKE: Okay. There's been -- 3 there's been discussion, and floating comments 4 that, I guess under the gaming law, correct me 5 if I'm wrong, that a casino is not able to ask 6 for a tax break or tax abatement or what have 7 you. Is that correct, under -- under the 8 gaming law as was passed last November? 9 GREG MILLER: My understanding is, that's 10 correct. Regardless of whether it's in the 11 law, we have no intention of asking for tax 12 abatements or -- 13 SUPERVISOR BURKE: Okay. The issue that 14 has been raised is the casino, and that's the 15 inferences that we here all the time, the 16 casino. I ask the question about two other -- 17 up to two other structures that we know of 18 right now. Would they be treated the same way, 19 or -- because I do believe it might be in the 20 law, and I'll let our attorney address that, 21 not tonight, but there is possibly no chance 22 for a casino building itself, to take advantage 23 of tax abatements or tax breaks, but the other 24 buildings might be able to, through some county 25 program or state program, to get a tax break.</p>	<p style="text-align: right;">52</p> <p>1 I believe it was around forty-four acres. That 2 will give us a total of twenty-eight, plus the 3 wetlands and the buffer, gives around 4 seventy-two acres. What are we going to do 5 with the rest -- what can the citizens of 6 Woodbury expect to do, or expect to happen, to 7 the other remaining acres? Are they going to 8 be forever green, or is there a possibility of 9 constant future build-outs? 10 GREG MILLER: Yeah, we really haven't 11 contemplated future build-outs on that. We 12 looked at it in the context of having it green, 13 to have this great destination resort that 14 takes advantage of the characteristics that 15 I've described earlier, and we haven't given 16 much thought to how that might or might not 17 change over time. As we sit here right now, we 18 don't have any intention that it would change 19 over time. 20 SUPERVISOR BURKE: I believe you. I mean, 21 I agree with you. The intention right now is 22 what you say it is. I have no reason to -- not 23 to believe that, but as the future evolves and 24 develops, in any business enterprise, you're 25 looking to expand, you're looking to bring in</p>

<p style="text-align: right;">53</p> <p>1 new sources of revenue, could -- I'm just 2 raising these questions, I'm not suggesting you 3 have the answers yet, but we, the people who 4 live in Woodbury, can see the possibility down 5 the future, amusement park, racing, automobile 6 racing, outdoor concerts, which I think you 7 alluded to at one point in your presentation. 8 So, I think these are the things that -- I 9 don't know if you can answer these questions at 10 this point, but these are things that are on 11 the minds of the people in the Town of 12 Woodbury, who, as you know, you've been here 13 long enough, we have been banged around pretty 14 good over the last number of years, and we have 15 an intersection that's horrible, for a whole 16 variety of reasons. There is a light at the 17 end of the tunnel. I'm not sure when the light 18 is going to come on, not a traffic light, but 19 the construction of that intersection. We have 20 a sewer plant that is really on its last leg, 21 and that's going to have to be dressed by the 22 county at some point. 23 So, we -- we've been patient, and 24 scratching our head and saying, what are we 25 getting into. So, the potential is there,</p>	<p style="text-align: right;">55</p> <p>1 5,000 is a reasonable number for us to, in the 2 Woodbury, to -- to probably deal with 3 somewhere, somehow, as part of -- if that 4 structure, if that -- if your concept comes to 5 fruition here in Woodbury. 6 GREG MILLER: Somewhere between 4,000 and 7 5,000 is a reasonable expectation. As I 8 mentioned in the presentation, we very 9 consciously determined to make it all in 10 structured parking, to concentrate it, compared 11 to other casino, you may or may not be familiar 12 with, who often times will use all of the 13 surface area to park. 14 SUPERVISOR BURKE: Okay. Would we know, 15 based on your numbers, that you're going to be 16 using approximately 200,000 gallons of water 17 per day? I think that's been pretty much in 18 your literature. 19 GREG MILLER: Yeah, that's right. 20 SUPERVISOR BURKE: As well as waste water 21 of about 200,000 gallons per day. The waste 22 water is tied into the sewer. I believe it's 23 already an allocation for that, anyway. But 24 the water, have you reached an agreement with 25 the Village of Woodbury -- the Village of</p>
<p style="text-align: right;">54</p> <p>1 possibly, for this to go beyond just the three 2 buildings. So, you answered my question about 3 the taxes, and I believe it's out there, 4 depending on what happens in the future, for 5 those other acres, which are developable, I 6 believe, unless you're going to tell me they're 7 not, and this is what we hear when we talk to 8 citizens of Woodbury. 9 I think when you and I met, or maybe it 10 was one of the other representatives from 11 Caesars, I had projected that, and I had asked 12 the question, and guess, how many parking 13 spaces are we going to be having out in this 14 complex. In a written document, somewhere it 15 says 5,000 spaces. So, is that correct, 16 approximately 5,000 parking spaces? 17 GREG MILLER: We're still in the process 18 of refining right now. Across our network, we 19 average about one point one parking spots per 20 gaming position, and we find that's the right 21 amount of capacity for our employees and for 22 our patrons, and we would intend, as we 23 finalize the details of our gaming program 24 here, to use that same formula. 25 SUPERVISOR BURKE: Okay. So, I guess</p>	<p style="text-align: right;">56</p> <p>1 Harriman, regarding the water for that site. 2 GREG MILLER: No. We've had constructive 3 conversations. We haven't finalized an 4 agreement yet, but we certainly hope to, as 5 part of this process, in the next few weeks. 6 SUPERVISOR BURKE: Okay. Questions that 7 we run into is, during construction, which 8 could take two years, I guess, what kind of 9 timing are we looking at? It's my review of 10 your -- Honor own materials, that you're going 11 to be working seven days a week, and Monday 12 through Friday from 7 in the morning to 6 at 13 night, and on Saturday, Sunday and holidays, 14 you'd be working from 8 to 5. Is that -- are 15 those -- 16 GREG MILLER: Yeah. So, it's -- we 17 haven't gone through and actually done a 18 construction -- detail construction plan at all 19 yet. It's -- in many ways, it depends on the 20 timing of the SEQRA process, and then how much 21 time we have left to -- to meet the 22 legislatively required twenty-four month 23 construction period, and we'll have a schedule 24 that will reflect that. 25 I actually wouldn't expect we would start</p>

<p style="text-align: right;">57</p> <p>1 on weekends in the first period. That would be 2 unusual for us -- 3 SUPERVISOR BURKE: Okay. 4 GREG MILLER: -- but it's possible. 5 SUPERVISOR BURKE: It's possible that we 6 could be having construction seven days a week. 7 GREG MILLER: Possible. 8 SUPERVISOR BURKE: Very possible. 9 In the removal of the railroad bridge, 10 which is, as you make the left onto 17 to go 11 south, that railroad bridge, that's been there, 12 and that's an eye sore for a long, long time, 13 and I'm sure it's owned by some railroad 14 company obviously, what kind of progress has 15 been made for removal of that bridge? 16 GREG MILLER: We've identified the 17 opportunity to remove it. We're talking to the 18 New York Department of Transportation to remove 19 it. Subject to their consent and their rights 20 of way that they've already secured, we would 21 then work with them on the next steps. I don't 22 know, and I could ask our colleagues from TRC, 23 if it's required that we do a private 24 transaction, or what do we know if that's in 25 the public right-of-way, or in the</p>	<p style="text-align: right;">59</p> <p>1 middle of those conversations right now. So, 2 while they're not finalized, they've been very 3 positive, and including this. 4 SUPERVISOR BURKE: Okay. Thank you. I -- 5 I'm going to -- is Desiree close by? 6 DESIREE POTVIN: Right here. 7 SUPERVISOR BURKE: I'm sorry, Desiree. 8 Would you be able to, I guess, you want to call 9 five people at a time? And this way people can 10 get ready to come up and ask their questions, 11 and if we can answer the questions, fine. I 12 think most of the questions will have to be 13 answered by the representatives of Caesars, or 14 Flaum Management, and so we'll go back and 15 forth. 16 So, you people can be jumping up and down, 17 I guess. 18 So, Desiree, the first five people, 19 please. 20 DESIREE POTVIN: Okay. I'm just going to 21 call out the first five, and then when you get 22 to the microphone, if you can state your name 23 for the Court Stenographer, that would be 24 great. 25 Jan Palaggi, Paul Campanella, Saeed Moslem</p>
<p style="text-align: right;">58</p> <p>1 right-of-way. 2 TRC ENGINEER: The portion that we would 3 be removing would be in the public 4 right-of-way. 5 SUPERVISOR BURKE: Could you repeat what 6 he said? 7 GREG MILLER: The portion that we would be 8 removing would be within the public 9 right-of-way. 10 SUPERVISOR BURKE: So, would the bridge be 11 there or not there? I mean -- 12 GREG MILLER: So, I would interpret that, 13 correct me if I'm wrong, is that the state 14 already has the right to remove that as part of 15 this overall project. 16 TRC ENGINEER: Yes. 17 SUPERVISOR BURKE: Has the state made a 18 commitment to you yet, that they're going to 19 remove that bridge, or that railroad, that 20 railroad bridge? 21 GREG MILLER: We've had very good 22 conversations with the state, and what our -- 23 our intention is to have one plan that we and 24 the state agree with, that would ensure that 25 the traffic problems addressed. We're in the</p>	<p style="text-align: right;">60</p> <p>1 and Saeideh Moslem, and Fred Ungerrn. 2 Just make your way up and whoever gets 3 here first, can talk first, and again, just 4 state your name for the Stenographer. Thank 5 you. 6 JAN PALAGGI: Hi, I'm Jan Palaggi, Palaia 7 Vineyards. We own a vineyard at the very other 8 end of town, five miles down the road. 9 I just wanted to say, I'm for this 100 10 percent. I think with the amount of different 11 towns in the area that are going to be buying 12 for these casinos, people will be coming 13 through our exits anyway, to get to the other 14 casino. I don't see a downside to this. If 15 they're prepared to do the infrastructure, if 16 they're prepared to do the water and the sewer, 17 which has been awful since I moved here in 18 2000, then I think we should be for this 100 19 percent, and Palaia Vineyards is for it. Thank 20 you. 21 PAUL CAMPANELLA: Okay. Good evening. My 22 name is Paul Campanella. I'm with the Greater 23 Monroe Chamber of Commerce. Thank you to the 24 board and to Caesars people for the 25 presentation.</p>

<p style="text-align: right;">61</p> <p>1 So, this is a big decision, but every 2 decision starts someplace, and this is a start. 3 From what I understand, you folks have to make 4 a decision, and without that decision it's 5 dead, and so I'd ask you to keep it alive. The 6 county wants it. The county has lots of 7 opportunity for casinos, and with all the 8 traffic that's going to come through this 9 interchange, it might as well be right here in 10 Woodbury.</p> <p>11 So, the Greater Monroe Chamber of 12 Commerce, on behalf of our local businesses in 13 our town, Monroe, and also, we have some of our 14 members in Woodbury, we ask you to keep an open 15 mind and to give this project the chance to 16 breathe. Thank you.</p> <p>17 SAEED MOSLEM: Good evening. My name is 18 Saeed Moslem, just hello to the town board. I 19 know it's been a long night so far, so I'm 20 going to keep it quaint and short.</p> <p>21 It's funny that I'm actually sitting in an 22 auditorium that I went to middle school here 23 fifteen years ago. I could never imagine a 24 casino coming here, but with the evolution of 25 Woodbury, you know, we all have to open our</p>	<p style="text-align: right;">63</p> <p>1 Mississippi, owned by Caesars, will be closing 2 today. Workers are now unemployed without 3 severance pay. Local businesses are scared, 4 and the local government says, taxes may have 5 to be raised. Let me just quote something from 6 this article here, "When they close the doors 7 on Monday, it's going to hurt, said Sabrina 8 Johnson, who has been earning \$13.80 an hour as 9 a cook at the property, where she has worked 10 for sixteen years."</p> <p>11 Do the math. 13.80 times forty, times 12 fifty-two, comes out to \$29,000 a year. "It's 13 going to sting, Mrs. Johnson, forty-five, who 14 spoke during a session organized by a labor 15 union that represents some of Harrah's 16 employees."</p> <p>17 This is not an isolated case. Last 18 Thursday's Wall Street Journal had an article 19 about Caesars. The article discusses possible 20 Caesars bankruptcy, and how hedge funds hope to 21 profit from an impending bankruptcy, and I 22 quote from the article, "Caesars has raised new 23 debt eighteen times, asked lenders to ease 24 terms six times, six times, sold new stock five 25 times, and swapped, or bought back debt at</p>
<p style="text-align: right;">62</p> <p>1 eyes and our ears to see what's going. So, I 2 mean, this is a -- it's a must. It's like 3 we're hitting the Lottery. This is a one in a 4 million opportunity that we cannot pass up. I 5 mean, they're fixing everything. They're 6 putting millions of dollars of in. We're not 7 dealing with Joe Blows. This is Caesars, 8 Harrah's. We're talking about billions upon 9 billions of dollars. So, as my father says, 10 that's my two cents.</p> <p>11 FRED UNGERRE: Fred Ungerre. I'm a 12 thirty-five year -- thirty-five year resident 13 of Highland Mills. I attended the village 14 casino forum last month, and I'm hearing the 15 same things tonight. Caesars' main selling 16 points are, one, jobs, two, increased business 17 for local businesses, three, more tax revenue, 18 and four, assistance in curing the 19 Thruway/Route 17 interchange.</p> <p>20 Many times last month, and again today I 21 hear the phrase, this is a once in a lifetime 22 opportunity. It all sounds too good to be 23 true, and maybe it is. Several casinos have 24 failed in the past. In fact, yesterday's New 25 York Times reports that a Harrah's in</p>	<p style="text-align: right;">64</p> <p>1 discount, sixteen times." To put it simply, 2 Caesars is not in good financial shape.</p> <p>3 Friday's New York Times reports that the 4 New York State Comptroller is cautious on 5 casinos, and I quote him, "There will be 6 winners and losers. The jury is still out as 7 to what the long-term impact is and whether it 8 might well be as positive as proponents have 9 argued."</p> <p>10 I suggest that the town board review these 11 articles in detail, because there's much more 12 substance in these articles themselves. 13 Remember, a casino in Woodbury may not be the 14 golden goose we are being promised. Thank you 15 very much.</p> <p>16 SUPERVISOR BURKE: Is Harry Poor here? Is 17 Harry Poor still here?</p> <p>18 Do you want to come forward now --</p> <p>19 HARRY POOR: Sure.</p> <p>20 SUPERVISOR BURKE: -- if you don't mind? 21 And then Desiree will call the next five 22 numbers. I know you're in between meetings, so 23 I appreciate it. And Harry, tell us who you 24 represent, please.</p> <p>25 HARRY POOR: Thank you very much,</p>

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1 Supervisor, and board members. Thank you for
2 allowing me to speak tonight. I appreciate
3 this opportunity. I'm here, because I'm
4 representing our County Executive, Steven
5 Neuhaus, who would be here himself ,but he is
6 doing other things, but he thought it was
7 important enough for me to be here and speak on
8 his behalf.

9 I have been a resident of the Mid-Hudson
10 Valley for almost my entire life, and during
11 those years, and safe to say, decades, whenever
12 there was talk about casinos, it was always
13 about casinos in Sullivan County. The thought
14 was, that yes, we would have the traffic going
15 through us, but we would never have the gains
16 of having the casino located within our
17 boundaries.

18 Well, when the Governor put forward his
19 proposals, low and behold, Orange County is in
20 play, and when that happened, we knew it would
21 be such a large investment on the part of this
22 private entity, and that it would have numerous
23 impacts, whether it be economic, or
24 environmental, traffic, for instance. We knew
25 that they needed to be studied and looked at in

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1 a very serious way.

2 So, what we did is, we had our county
3 planning department, and other county
4 resources, evaluate the pros and the cons of a
5 casino coming to Orange County, and at the end
6 of the evaluation, which is always ongoing, but
7 still much of it has been done, the pros, in
8 our opinion, far outweigh the cons, and I'll
9 tell you why.

10 First of all, how often is it that you
11 have a 750 million dollar investment in your
12 backyard? We need to expand our property tax
13 base, and that's a very substantial number. We
14 need good construction jobs. I'm talking about
15 plumbers, electricians, operating engineers,
16 you name it, they would all be full force, full
17 employed, on a project of this scope, for a
18 long time.

19 Then there are the ongoing jobs. There
20 are the jobs of people like my children, my
21 grandchildren, who could get a skill, develop a
22 skill, a trade, become part of this industry,
23 whether it's a bookkeeper, or working in some
24 other aspect of the casino. There are jobs
25 that will be long-term that will be good for

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1 this community.

2 So, when you look at the pros and you look
3 at the cons, the pros outweigh, by large part,
4 what the cons might be.

5 More pros: We are looking, at least in
6 the county level, of two million dollars in new
7 non-property tax revenue. We're looking at the
8 village, the town, of getting millions of
9 dollars in new revenue that we know villages
10 and towns across Orange County could use, but
11 it would be right here in Woodbury. Another
12 pro, you have probably one of the best gaming
13 institutions in the world knocking on your
14 door. You have partnered with that
15 entertainment industry, one of the best
16 developers, with a proven track record, not
17 what can I do, but look what I've done. Again,
18 you weigh the pros, you weigh the cons, the
19 pros outweigh the cons.

20 Then you look at the cons. The cons are,
21 traffic, and the interchange, and the fact that
22 all this traffic will now be coming into this
23 very tight area, and you say to yourself, as we
24 said to ourselves in planning, is that, how do
25 we mitigate those kinds of cons. So, again, I

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1 think if you look at how do we accurately and
2 honestly address what are the negatives of this
3 proposal, against what are the good, figure out
4 ways to mitigate the negative, and embrace the
5 pros, I think that this project is very good
6 for the county, for the Village and Town of
7 Woodbury, and the County Executive sent me here
8 tonight to let you know of his enthusiastic
9 support. Thank you.

10 DESIREE POTVIN: Okay. Darlene Heinas,
11 Michael Wilson, Tim Muller, Chris Cerone, and
12 the Woodbury Chamber of Commerce.

13 DARLENE HEINAS: Hello, my name is Darlene
14 Heinas. I've lived in town for twenty-nine
15 years, in Central Valley. I've been a member
16 here of the town, and I love living here.

17 Thirty years ago the town got the Woodbury
18 Common, and there was talk at that point of us
19 losing our small town and the people being
20 worried about losing our small town feeling.
21 We have not lost that, even with The Commons.
22 We still live in quite a great area that our
23 kids can grow up and have normal lives. If
24 that hasn't killed us, nothing will. This is
25 not going to affect our community the way that

<p style="text-align: right;">69</p> <p>1 I think some people are worried about. 2 I also like the idea, I'd like to retire 3 here. I'm getting to that age where that time 4 and that decision is being made. If the taxes 5 keep on going up, if we don't get some help 6 with these thing that need to be corrected 7 anyways, it's going to come out of our tax 8 dollars, and we're not going to be able to 9 retire here. People are going to have to move 10 out. We're on the fence of making that 11 decision. I would like to stay in Woodbury. 12 Thank you. 13 MICHAEL WILSON: Good evening. My name is 14 Michael Wilson. I'm a resident of Harriman, 15 and I think that it's inconvenient that the 16 screen is off right now, because it's also very 17 convenient that in that slide, that the entire 18 neighborhood, which is directly across the 19 street, is grayed out, which speaks volumes in 20 my opinion, that the hundreds of families that 21 live literally fifty feet away from that 22 proposed property, are being hurt, and it seems 23 to me that this is all about everybody seeing 24 dollar signs, County Executive seeing dollar 25 signs. It's all about taxes. When have your</p>	<p style="text-align: right;">71</p> <p>1 825. 2 SUPERVISOR BURKE: Can you speak up a 3 little bit? Thank you. 4 TIM MULLER: Local 825 represents over 5 6,400 members throughout its jurisdiction, 6 which includes Monroe, Woodbury and Harriman 7 areas here in Orange County. I'm here tonight 8 to speak in support of Caesars Entertainment 9 casino project, and there's a few brief points 10 I would like to make. 11 Caesars is committed to build a world 12 class resort casino, while utilizing local 13 resources during and after construction. Once 14 completed, this project will generate millions 15 in yearly tax revenues for Woodbury and Orange 16 County. Caesars is working on a comprehensive 17 traffic mitigation plan, and is committed to 18 use their own funds for a significant portion 19 of the Route 17/Exit 131 project. Caesars' 20 policy is to hire locally, buy locally, and to 21 support the local community and its charities. 22 Lastly, this project would provide 23 literally thousands of good-paying and 24 permanent operational jobs when completed, with 25 hiring preferences being given to local</p>
<p style="text-align: right;">70</p> <p>1 taxes ever gone down, ever? Once? Does 2 anybody remember your taxes going down? No, 3 they never go down, folks. So, don't believe 4 the hype. 5 You know, it's a very -- it's a marketing 6 campaign. That's what these people do. This 7 is business. They throw a lot of stuff at you, 8 to make it seem like, we're here for you, we're 9 here to be your friend and to help you. No, 10 they're not. It's business. 11 You know, you look at every time the word 12 Woodbury appears in that presentation, that you 13 don't think that exact same power point 14 presentation has been used elsewhere. They 15 just change the name of the town. If you say 16 no, they're going to go somewhere else and plug 17 in the name of the next town. It's pretty 18 simple. And as a former music industry 19 executive, it was my job to polish a turd and 20 sell millions of it to the American public. 21 So, you're not fooling everybody. Thank you. 22 TIM MULLER: Good evening. My name is Tim 23 Muller. I'm a forty-seven year resident of 24 Orange County, and I'm also a business 25 representative of the Operating Engineers Local</p>	<p style="text-align: right;">72</p> <p>1 residents and veterans, and good-paying 2 construction jobs during its build phase. 3 While everyone is very passionate about 4 their position on this issue, I respectfully 5 request the Woodbury Town Board pass the 6 resolution in favor of this project, allowing 7 it to go forward in the application process. 8 Thank you for your time tonight. 9 CHRIS CERONE: Good evening. My name is 10 Chris Cerone, and I am a member of Laborer's 11 Local 17 in Newburgh, and I am here tonight to 12 convey my support of the Caesars, Flaum 13 Management project. 14 As stated during the presentation, if 15 granted a gaming license, this project would 16 bring an estimated 1,500 construction jobs, and 17 3,000 permanent jobs to Woodbury and Orange 18 County, with an emphasis on hiring local 19 residents, especially Armed Services Veterans. 20 In addition to numerous employment 21 opportunities, this project will bring 22 approximately 19 million dollars in much needed 23 tax revenue to the Town of Woodbury and Orange 24 County. 25 There is a commitment to a PLA, project</p>

<p style="text-align: right;">73</p> <p>1 labor agreement, with the Hudson Valley 2 Building and Construction Trades Council, 3 ensuring that local and union labor is utilized 4 for the entire project. This is a historic 5 opportunity for the Town of Woodbury and Orange 6 County. I urge you to support this project, as 7 this opportunity will most likely never present 8 itself again.</p> <p>9 So, in closing, I ask that you support the 10 Caesar, Flaum Management project, for the Town 11 of Woodbury. Thank you.</p> <p>12 JOE CONCERO: Good evening, Joe Concero 13 from the Woodbury Chamber of Commerce.</p> <p>14 Just for information, we sent a survey out 15 to all our business members, and 16 overwhelmingly, over 80 percent of us are in 17 favor of the casino. So, we just want to 18 present that to you, that the Woodbury Chamber 19 of Commerce is in favor of the casino. Thank 20 you.</p> <p>21 DESIREE POTVIN: Peter McGoldrick, George 22 Sewitt, Robin Crouse, Christine, I'm not going 23 to try to say your last name, Christine, sorry, 24 and Marc Stomer.</p> <p>25 PETER MCGOLDRICK: Good evening, Peter</p>	<p style="text-align: right;">75</p> <p>1 can't -- a no answer has -- has impacts also, 2 and they can't be mitigated. So, I do urge the 3 board to, you know, to find in favor of the 4 resolution, and support this project. Thank 5 you.</p> <p>6 GEORGE SEWITT: Good evening, George 7 Sewitt, Highland Mills. I want to thank the 8 board for giving this opportunity to speak. I 9 truly appreciate it.</p> <p>10 Look, the reality is, New York State is 11 running out of money, Orange County is running 12 out of money, and so is Woodbury. A lot of the 13 reserve funds that you gentlemen and ladies 14 have been using to keep our taxes down in a 15 very prudent manner, are also running out. So, 16 it's just a question of time before taxes will 17 be raised. It's a very difficult time for 18 everyone.</p> <p>19 I'm a twenty year resident. My family 20 grew up here. My three children got an 21 incredibly wonderful education here at 22 Monroe-Woodbury, and they're having trouble 23 getting a job. They're having trouble finding 24 a place they can stay in Woodbury, because the 25 taxes are high and the conditions are rough.</p>
<p style="text-align: right;">74</p> <p>1 McGoldrick, 2 Maple Road, Central Valley, New 2 York.</p> <p>3 I want to thank the town board for the 4 opportunity to speak to you tonight on the 5 resort project. I am a long-time Central 6 Valley resident, probably in the area of 7 thirty, thirty-five years, and my wife was a 8 longer-term resident of Central Valley, before 9 we met, got married, and live in the house that 10 we live in now.</p> <p>11 I think my history in town has a lot of 12 volunteering and a lot of dedication to the 13 town, and, you know, I -- I love this town. We 14 heard a speaker before talk about not wanting 15 to leave. Unfortunately, I did retire, and my 16 house is on the market, which many of you know 17 that, you know, taxes, the taxes here are high. 18 My two children had to move out of town to get 19 work elsewhere, and I think the benefits that 20 this project will bring to the town, the town 21 needs, and I urge the board to support the 22 resolution, to support the project, move this 23 into the planning arena, where it belongs.</p> <p>24 Any project brings impacts. Impacts can 25 be mitigated, but if a no answer comes out, you</p>	<p style="text-align: right;">76</p> <p>1 I'm not saying this is a panacea and it 2 will fix everything, but I am saying, when I 3 walk down Smith Clove Road and I see empty 4 buildings and storefronts that are closed, it 5 breaks my heart. I love Woodbury. I want to 6 spend my life here. The only time I'll ever 7 leave Woodbury is if I choose to leave. I 8 don't want to be forced out. We have an 9 adjoining municipality with expansionist plans, 10 whose latest, you know, bit, was trying to tell 11 us what we can and can't do, or what we're 12 allowed to have in Woodbury, and what we're not 13 allowed to have. You know lawsuits are going 14 to be very expensive. Someone has to pay them. 15 We don't need to have another tax assessment to 16 do that. We need help.</p> <p>17 This is a once in a lifetime opportunity. 18 Every other municipality has voted yes, and if 19 you guys vote yes, all you're really doing is 20 allowing this to go to the next step. It's not 21 a guarantee we're going to get it. It's up to 22 the state, not up to us, unfortunately, but I'm 23 suggesting that if we don't allow this to 24 happen, the repercussions will be devastating 25 for those of us who love Woodbury.</p>

<p style="text-align: right;">77</p> <p>1 I, too, am a volunteer. I've volunteered 2 on the planning board, the comprehensive plan 3 committee. I've volunteered in Orange County. 4 I'm a volunteer fireman right now. So, I put 5 my time and my mouth, you know, where my money 6 is. What I really want to do is, I want to see 7 this get a fair shot, and I know you guys will 8 do that, because I appreciate what you're 9 doing, and you understand the importance of 10 this. Thank you very much.</p> <p>11 CHRISTINE DEROHANNESIAN: Derohannesian. 12 My name is Christine Derohannesian.</p> <p>13 GEORGE SEWITT: I'm sorry. I forgot one 14 thing. I'm sorry. I got so nervous getting 15 up here, I'm trying to come back. I also have 16 in my hand, three hundred petitions from 17 people, most people that couldn't be here 18 tonight, that are for the project, and I will 19 be handing them into you. I'm sorry. Thank 20 you.</p> <p>21 CHRISTINE DEROHANNESIAN: So, I do 22 represent a local business owner and advocate 23 for community. I think you've all seen my 24 effort, and you've been supportive to myself as 25 well. I'm also a mother of two children here,</p>	<p style="text-align: right;">79</p> <p>1 They have only one other facility, and a 2 racino, with additional gambling, with the 3 racetrack, does not look as attractive to me as 4 an entertainment center and a luxury resort.</p> <p>5 Overall, no matter what is given to Orange 6 County, we will see and feel that residual 7 traffic, because, number one, they're trying to 8 get to the location. Anybody would be 9 promoting the Woodbury Commons, as it is an 10 acclaimed world wide renowned shopping 11 facility, that they will be promoting in part 12 of their tourism. So, we will have increased 13 shopping. And we also have all of those 14 guaranteed jobs of thousands of people trying 15 to get to work to each of those locations.</p> <p>16 So, I know that we're worried about what 17 the actual particular plans are in developing 18 resolutions for our traffic, but at least we 19 have somebody on our side, to help us with 20 that, for an issue that we will be guaranteed 21 to see one way or the other, and as many people 22 said, at least let's reap the benefits from 23 that. I hope you strongly consider keeping us 24 in the game. Thank you.</p> <p>25 ROBIN CROUSE: Robin Crouse. I'm only</p>
<p style="text-align: right;">78</p> <p>1 that attend Monroe-Woodbury, which is a quality 2 school district. We have the Woodbury Commons, 3 which is a premier shopping outlet, and we also 4 have Caesars Foundation, which is a top-notch, 5 high-class facility.</p> <p>6 I've done a lot of research. This greatly 7 concerned me for the community, the local 8 businesses, and opportunity to support the 9 local businesses, obviously taxes, traffic, 10 everything that everybody has already 11 mentioned. So, I've done a lot of research, 12 and what I found is, that we are in competitive 13 position with the other casinos proposed in 14 Orange County, and Caesars is the leader in 15 that gaming industry, both between giving back 16 to community, giving back to society, having a 17 track record of what they do, what they believe 18 in.</p> <p>19 We have seen pictures painted in Tuxedo 20 that look lovely, but they have four facilities 21 behind them, which if you look at those other 22 facilities, don't look like anything compared 23 to Caesars.</p> <p>24 We also have another proposal in New 25 Windsor, which is Saratoga, and it's a racino.</p>	<p style="text-align: right;">80</p> <p>1 representing myself tonight, as a thirty-two 2 year resident of the Hamlet of Highland Mills, 3 in the Town of Woodbury.</p> <p>4 When I first are read about the proposal 5 in Woodbury, I said, what, that's crazy, our 6 infrastructure can't handle what we have 7 already, so is this really a good idea, but I 8 did some research, and I went to -- I attended 9 the meetings that were held previously. I can 10 say that we have more information tonight than 11 we had at the previous meeting, through more 12 information that the applicant has gathered, 13 more people that they have spoken to, more 14 commitments, or at least by letter perhaps, 15 they've received from the county and the state, 16 at least in preliminary, very preliminary 17 stages. So, I'm encouraged by that.</p> <p>18 There are a lot of ifs with this project, 19 though, as it would be with any project. If 20 the applicants can secure adequate water, 21 non-contaminated water from the Village of 22 Harriman? Will the county approve the approved 23 allocated sewage capacity from the previous ICC 24 property development that hasn't come to 25 fruition, or will they need to expand the</p>

<p style="text-align: right;">81</p> <p>1 Harriman Treatment plant, and will they approve 2 that? It all falls on them. Will the state 3 DOT approve the plan that, you know, was slated 4 to start in 2013? Obviously it's going 5 nowhere. If the applicant can persuade the DOT 6 by way of conversation, plans and engineering, 7 and certainly a substantial amount of money, to 8 move it along, now, not five years from now, 9 now, I'd be okay with that.</p> <p>10 But I do have several questions. 11 Mr. Burke, you touched upon one of mine that I 12 had about the tax abatements. As some of you 13 know, Woodbury Commons has burned us on many 14 levels over the years, and the abatements being 15 one of them, but we allowed that to happen, 16 unfortunately. I hope we don't allow that to 17 happen this time. I hope we do have due 18 diligence by way of the various boards, 19 agencies, as well as the planning board, to 20 hold their feet to the fire. Promises are 21 promises, and the proof is in the pudding, as 22 to what actually will occur, but we won't know 23 that unless we allow them to move forward.</p> <p>24 So, I am suggesting that -- I mean, you 25 can't turn your back on job creation, and, you</p>	<p style="text-align: right;">83</p> <p>1 is in a problem where there's not too much 2 money. 3 Our town is capable of lowering our tax 4 base. It raise every year, but not too much. 5 I can name ten different local news where their 6 tax rate is five times more than we have. So, 7 for this Caesars to come in to invest close to 8 \$750 million, which eventually I think it will 9 go up to about a billion dollars, when 10 everything is finally -- finally takes place. 11 It's a good benefit for the community.</p> <p>12 In my neighborhood, most of the people 13 tell me I'm a crazy man. They ask me what -- 14 if I'm with the project. I say yes, because 15 not one of them I seen in this audience and to 16 hear what is going to take place for the 17 community. They talk about crimes, and so the 18 Woodbury Commons over there, I don't ever here 19 that there's any major crime. There may be 20 shoplifting, disorderly conduct. So, our 21 police force is capable of taking care of that. 22 We have one of the best police forces in the 23 country. It's the money they need, and the job 24 will be done. 25 Basically, Caesars will come here with a</p>
<p style="text-align: right;">82</p> <p>1 know, a substantial amount of revenue, which I 2 would like to do more homework on myself, 3 because I don't want a gaming tax is. I mean, 4 the amount has changed in the various 5 presentations from 5.8 to now 10 million. I 6 mean, is it annual? Is it a five-year cap? 7 Does -- you know, if their revenues go down, 8 does that go down? I'm going to do my home 9 work myself, but these are questions that I 10 have, and I'll raise them at the planning board 11 level at the appropriate time, if it gets that 12 far.</p> <p>13 Anyway, I'm suggesting that we allow it to 14 move forward and see where it takes us.</p> <p>15 MARC STOMER: My name is Marc Stomer. I'm 16 a resident of Highland Mills for over ten 17 years. I'm sorry. Marc Stomer, I'm a resident 18 of Highland Mills for over ten years.</p> <p>19 At the beginning, I was kind of against 20 this opportunity, but when I sit down and look 21 into it, as I talk to The Father and ask him to 22 give me knowledge what I got, I have a lot of 23 wisdom. That's all I have. I'm coming to you.</p> <p>24 I said, I look and said, this is a great 25 opportunity, because right now the whole state</p>	<p style="text-align: right;">84</p> <p>1 big, deep pocket. It's our time to receive it. 2 But we need help. In my neighborhood, the 3 taxes are killing us, and if they can pledge 4 19 million dollars to the local economy, it's 5 up to up to the person charged of spending more 6 properly, and from what I heard, there are many 7 other adventures where they would invest into, 8 make this right for them, because if they don't 9 make it right for them, they lose. So, who's 10 there to lose more than us? They have more to 11 lose than us.</p> <p>12 So, what we need to do is stop putting 13 negativity to this project and think positive. 14 If you put out negative, it will go bad. Think 15 positive. Think of the benefit of what can 16 happen. You understand? What creates good 17 economy? Jobs. If we can create jobs, that 18 will try to balance our home prices. We need 19 help in certain aspects.</p> <p>20 The property, the other day I went down to 21 my local town office and found out, my property 22 went down close to 200,000, and it's not like I 23 have a big equity. When I move in, I put -- me 24 and my wife put close to 200,000 cash. All the 25 money disappear. We can't get up and move. If</p>

<p style="text-align: right;">85</p> <p>1 we get up and move, we're going to be on the 2 welfare line. No.</p> <p>3 We have the opportunity to work, everybody 4 work, to see this project with a positive thing 5 to come to benefit for everyone, and work to 6 see that everybody get -- I'm a little bit 7 nervous, because maybe you guys get me nervous, 8 but I said, this can work for everyone, and 9 just don't put a negative outlook on it.</p> <p>10 A colleague of yours was talking about 11 Mississippi being closed. You can't compare 12 Mississippi with Woodbury. This is Woodbury. 13 In other words, they're comparing caviar with 14 sardines. Come on.</p> <p>15 This community, we will see the benefit of 16 the politicians, the elected leaders, do what's 17 right. I can see a decreased at least 2,000 18 overall in average property in the 19 neighborhood. Just get together and everybody 20 come together and use our common sense and get 21 this done. Thank you. Have a good night.</p> <p>22 DESIREE POTVIN: Okay. Chuck Nietshke, 23 sorry, Scott Perry, Al Janette, Elizabeth 24 Levine, and Dan Marshall.</p> <p>25 PETER MCGOLDRICK: Gentlemen, Chuck</p>	<p style="text-align: right;">87</p> <p>1 traffic, and I've worked in security and the 2 traffic in this area. I have people who worked 3 in Woodbury Commons. So, I know it's a real 4 difficulty, but I also see an opportunity to 5 have a motivated partner, where perhaps you 6 never had one, to help you address this 7 situation. The state hasn't done much to this 8 point, and I hope you can continue to hope that 9 they address the situation, but I think that 10 the casino will have to address it. If they're 11 going to have people coming to a high-end 12 casino, they're not going to want to wait in 13 that traffic.</p> <p>14 So, for those reasons, I'm strongly in 15 favor of the project, and I just want to thank 16 you.</p> <p>17 AL JANETTE: Good evening, my name is Al 18 Janette, and I'm a twelve-year resident of the 19 Town of Woodbury, and I am in totally favor of 20 this project, to help our town, to give our 21 kids the opportunity to have jobs that they can 22 not find now, when they're -- before they go to 23 college, when they come out of college. This 24 is opening the doors for a whole new 25 opportunity for this town. This is a golden</p>
<p style="text-align: right;">86</p> <p>1 Nietshke. I operate a gulf station in town, 2 and a property owner, business owner, and 3 taxpayer, and I want to cast my vote in favor 4 of the project. I think we have the number one 5 location. We're dealing with the number one 6 casino operator. And to me, it's a win/win 7 situation, and I just want to make sure that 8 everyone knows that the majority of the 9 business owners that I have been speaking to, 10 are all in favor. Thank you.</p> <p>11 SCOTT PERRY: Hi, my name is Scott Perry. 12 I'm an Orange County resident, and Orange 13 County business owner. I own Atlas Security 14 Services.</p> <p>15 And obviously, I see a big infusion of 16 capital, 750 million, and many thousands of 17 permanent and part-time jobs. My industry used 18 to be dominated by young people looking to go 19 into law enforcement, or perhaps, the Armed 20 Services, or people returning from those two 21 careers. Now with the economy, I get teachers 22 out of work. I get union electricians out of 23 work. Things are tough. So, I see a big 24 benefit in that area.</p> <p>25 I know there's a concern about the</p>	<p style="text-align: right;">88</p> <p>1 egg for us to grab, and I think we should grab 2 it real quick. Thank you.</p> <p>3 DAN MARSHALL: Good evening, my name is 4 Dan Marshal. I'm a life-long resident of the 5 area. I went to school here, as a junior high. 6 I'm a member of Local 30.</p> <p>7 And I'd like to bring back your memories 8 of, if you were around at the time, of the 9 arguments given when the Woodbury Commons came 10 in. Thank God it came in. Otherwise, Orange 11 County would be in the red. And it gave my 12 daughters an opportunity to work there in the 13 summer time, while they were going to school, 14 college.</p> <p>15 Every morning I get up and I drive 16 thirty-seven miles to work. It would be nice 17 to drive two miles to work, and I, too, would 18 like to retire in Woodbury. I think it's a 19 no-brainer. It's a gift horse. They're going 20 to fix the traffic problem. It's a win/win. 21 That's all I have to say.</p> <p>22 LIZ LEVINE: Hi, I'm Liz Levine. I'm a 23 resident of Woodbury. And I have to say, I'm 24 pleasantly surprised by the overwhelming 25 support for the project. I've been reading</p>

<p style="text-align: right;">89</p> <p>1 about it in the papers. I can't tell you I'm 2 overly involved in it, but I have to say, 3 there's pros and cons to every situation. We 4 all know that. Change is never easy for 5 anybody, on any level, personal or 6 professional, but I really do believe that a 7 strong partner like Caesars, and I believe it 8 has to be a strong partner like Caesars, will 9 give us invaluable benefits, and, you know, the 10 woman who lost her job in Mississippi, she had 11 fifteen years of experience now that she can 12 put on her resume'. It's awful that it's going 13 to happen. I don't know the details behind it. 14 But it's going to provide opportunities for our 15 residents that will be invaluable. So, thank 16 you very much.</p> <p>17 DESIREE POTVIN: Gene Klerkin, Charlie 18 Corrigan, Samantha Armstrong, Steven 19 McPartland, and Wayne Corts.</p> <p>20 THE COURT: Hi, my name is Gene Klerkin. 21 I'm a thirty-year resident of Orange County, 22 and I like it a lot, and like a lot of other 23 people, the price for that was at least a 24 hundred miles a day commuting downstate, so 25 that I could afford to live here.</p>	<p style="text-align: right;">91</p> <p>1 Wayne Corts, 3 Victoria Court, and I support 2 the casino. I think it's a wonderful project, 3 and that's about it. Thank you.</p> <p>4 STEVE McPARTLAND: Good evening, my name 5 is Steve McPartland. I'm a proud member of 6 International Union of Operating Engineers 7 Local 30, and I reside here in Central Valley 8 with my wife, and I have four children of ours, 9 that have graduated from the high school here 10 in town. So, local resident, and I just want 11 to, as a local resident, kind of echo the 12 sentiments that we've heard already in favor of 13 the proposed project with Caesars.</p> <p>14 It seems to be very much an employee 15 friendly type of company, especially with the 16 military, or Armed Forces. It seems that I 17 have two sons that were veterans, Marines, as a 18 matter of fact, and we've heard about pros and 19 cons and negatives and positives, and it just 20 brought to mind an old saying that, you know, 21 in between an optimist and pessimist, an 22 optimist is somebody who finds solutions to 23 problems, and a pessimist is someone who finds 24 problems with the solutions.</p> <p>25 I think there's a solution here that we</p>
<p style="text-align: right;">90</p> <p>1 My two oldest children graduated from 2 college. They love Orange County, but they're 3 living downstate. I have one more, just got 4 out of SUNY Buffalo. I mean, it's too late for 5 me, maybe, for this to benefit, but maybe one 6 of my kids, the only one who was actually 7 really born and raised here, could stay here, 8 and the natural fit with Woodbury Commons and 9 the casino, and the synergy that it creates 10 with the local businesses, the potential to me 11 is enormous, and I just want to give it my 12 support. Thank you.</p> <p>13 SAMANTHA ARMSTRONG: My name is Samantha 14 Armstrong, and I'm a twelve year resident of 15 Highland Mills. I support the casino resort in 16 Woodbury, as I feel it will infuse our area of 17 more opportunity for employment. It will give 18 our unions a strong boost for both the short 19 and long-term, all of our areas to boom, giving 20 small businesses more opportunity to prosper, 21 all of our residential properties to increase 22 in value, as we become a more desirable area to 23 live, and give our schools and the economy more 24 funding for growth. Thank you.</p> <p>25 WAYNE CORTS: Good evening, town board,</p>	<p style="text-align: right;">92</p> <p>1 all need to seriously take a look at, and once 2 again, I echo the sentiments of everybody else 3 that's in favor of the program. Thanks very 4 much.</p> <p>5 CHARLES CORRIGAN: How are you doing? 6 Thanks for letting me speak today. My name is 7 Charles Corrigan. I've lived in the Hudson 8 Valley for twenty years. I'm also a Local 30 9 member for thirty years, The International 10 Union of Operating Engineers.</p> <p>11 I hear you guys talking a lot about, what 12 you're going to do with the construction, you 13 know, you're bringing all the unions in with 14 construction. Well, I'm a building maintenance 15 guy. That's what our union does. You know, 16 what's your relationship after all those 17 construction trucks leave? We don't need jobs 18 for \$5 an hour up here. You know, we need good 19 union paying jobs and good benefits. Thank 20 you.</p> <p>21 DESIREE POTVIN: Barry Fixler, Paul Foote, 22 or Foote, Andres Puerta, Chris Corea, and 23 Justin Hunter.</p> <p>24 MR. PUERTA: Hi, my name is Andres Puerta. 25 I'm a representative of International Union of</p>

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1 Operating Engineers Local 30.
2 So, just, again, not to echo what's been
3 said already, we're very supportive of
4 responsible development. The casino
5 legislation is a big opportunity for the state.
6 It appears with a partner like Caesars, which
7 is, you know, a company that's proven itself to
8 be accountable to communities, accountable
9 workers, accountable to working families, the
10 opportunity is here for, really, you know, for
11 progress not only for the town, but progress
12 for the workers like our Local 30 members that
13 are so clearly in support of the project.
14 So, again, we support responsible
15 development. This is part of responsible
16 development. It appears like Caesars is
17 accountable to the working family, to the
18 community, and that's why we're supportive.
19 Thank you.
20 JUSTIN HUNTER: Justin Hunter, almost
21 twenty-eight year, life-long resident of
22 Woodbury, in Highland Mills.
23 I want to say, we have a few situations
24 that will not ever improve without this project
25 going forward. Firstly, Orange County is host

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1 to one of the poorest, if not the poorest,
2 village in the United States. Orange County
3 and its taxpayers are bleeding out paying for
4 them. We need the extra tax money, or
5 everybody is going to be in the same boat.
6 Secondly, the traffic will not get
7 addressed. The state has shown, again and
8 again, they're just going to keep pushing the
9 project back further and further. They do not
10 care about our problems. We have someone here
11 who will work with us and help us address our
12 problems. It would be insane to deny that.
13 Finally, we need jobs. People my age,
14 people younger, people older, we are running
15 out of job opportunities. We're leaving the
16 state. I don't know how many people that I
17 graduated with are still in this town, because
18 they had to go elsewhere. So, we need those
19 jobs. Thank you.
20 DESIREE POTVIN: Mark Coffner, Charlie
21 Newt, Amuty Haverland, Ryan Maxwell, and Jim
22 Brennan.
23 CHARLIE NEWT: Good evening, my name is
24 Charlie Newt. I'm a thirty-two year resident
25 of Central Valley.

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1 You know, as I look in this room today, if
2 you look around the room, there's a lot of
3 gray-haired people here, and I'm one of them,
4 and I'm closer now to sixty than I am fifty,
5 and I don't want to admit that, but I am, and
6 my -- and we are ready to find out what we want
7 to do for our second lives, and what's
8 happening here in Woodbury, is that the taxes
9 are going up. It's not just Woodbury. I think
10 Woodbury does a good job with their taxes. But
11 geographically, we're getting taxed out of
12 here.
13 You know, I'll be -- I'm on a fixed
14 pension right now. My wife will be on a fixed
15 pension. And what do you want? Do you want
16 four bedrooms? I have me and my wife, one
17 bedroom. We have four bedrooms in our house.
18 Our kids are gone. We don't want to leave, but
19 if I move, you've got three beds, bedrooms that
20 are empty right now, which will probably house
21 three to five children.
22 So, think about it. You got -- you got to
23 keep us here. Every one of us, every
24 gray-haired person here, you've got to keep us
25 here. If you don't, I don't know what's going

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1 to happen to this area, but I'll be long gone.
2 I could tell you that. Thank you.
3 AMUTY HAVERLAND: Amuty Haverland,
4 Woodbury. If, if the casino comes in, I'll
5 give you four givens. The givens are, and you
6 can look out there, the roads, the rails, the
7 water, the sewage, at the time those doors
8 open, are going to be exactly what you see out
9 there right now. Despite all the talks and
10 everything else like that, and many of you have
11 experienced it, presently and in the past, with
12 bureaucracy, with legal battles. It's not
13 going to happen at the time when they open up.
14 They have a time limit to take care of.
15 If it comes, and this is not so much for
16 this board, because you do not have the
17 jurisdiction, but for the individuals out here,
18 the village and the planning boards, the --
19 according to -- like I said, according to the
20 public news reports, they have a two-year
21 window from the time that they have to get
22 going. My understanding was the time of award.
23 They're saying something about after the SEQRA,
24 which is great, if that's the case, but if it's
25 due to time reports, and they have a certain

<p style="text-align: right;">97</p> <p>1 time to set up for the operational, this should 2 not stop us from a proper environmental impact 3 study, and action such as a negative finding 4 would be horrendous for the entire community, 5 and anybody who even thinks about putting it, 6 should be boiled in oil. 7 Also, plan detailed -- proper detailed 8 planning in accordance with the comprehensive 9 plan must be taken care of. Rash actions and 10 caving into Albany to expedite the actions, if 11 it happens, will only hurt us in the current 12 and future -- in current and future legal 13 matters, with outside interests and 14 communities, which we're already experiencing 15 today. 16 If variances are allowed, we should do it 17 for sound reasons, that can be totally 18 defended, particularly talking about the height 19 of our buildings. 20 That being said, I recommend affirmation 21 of this project. Fears like the rumor that I 22 had heard of casino doubling our police force, 23 won't happen, unless members such as yourselves 24 let it happen, and knowing many of you here, 25 and knowing the types of boards that we've had,</p>	<p style="text-align: right;">99</p> <p>1 to work there, the 3,000 jobs, where are they 2 going to be coming from? They're going to come 3 from the north, from Newburgh, literally come 4 down 32, which, as the rest of us know, you 5 can't make a left turn onto. So, that's 6 something taken into consideration here. Both 7 coming down from 17, because the folks in 8 Sullivan County, Ulster County, those folks up 9 there are not going to get any work. They're 10 going to come down here for location to live 11 close to the casino, because a lot of people 12 are going to make very low wages. They're 13 going to have to walk to work. You see a lot 14 of people walking down to the commons, down 32, 15 going to commons. 16 These are things that have to be taken 17 into consideration when reviewing this whole 18 project. I'm not saying no. I'm not saying 19 yes. It's a lot of work to go into the 20 background for what you need and what's going 21 to happen. I think it's important to talk to 22 the folks in Harriman and the folks in Monroe, 23 and ask them, as well. Because in the end, 24 we're going to bring a lot of revenue in, 25 there's going to be a lot of expenses going</p>
<p style="text-align: right;">98</p> <p>1 I don't expect that. I don't expect to see 2 that. 3 Crime should not increase, another rumor. 4 Crime should not increase expedientially. 5 Caesars will have their own security, and that 6 will effectively augment our police department. 7 And bottom line is that, there is a chance 8 that the eventual income will outweigh any 9 expenses. Bottom line again, I mean in support 10 of the agreement to have a casino here, and let 11 us play the game. 12 RYAN MAXWELL: Good evening, my name is 13 Ryan Maxwell, from Highland Mills. 14 I think the important thing to take a look 15 at right now is to take a step back and see 16 exactly the whole picture here. I think it's 17 important to be a good neighbor. I think the 18 one person mentioned, from Harriman, that 19 they're not being represented, they're not told 20 good, they're not being treated. 21 The same thing with the folks in Monroe, 22 because 17 is basically a divide for this 23 project. All the activities will be down 24 there. The traffic for the tourists coming in 25 would be down there. The people that are going</p>	<p style="text-align: right;">100</p> <p>1 out. 2 The school district, we're going to see a 3 lot of -- a lot of needs for special services, 4 a lot of other additional costs coming in, as 5 the area grows, regardless of whether this 6 project or not, and how we're able to 7 compensate for that, and I think these are 8 important things to kind of take into 9 consideration. 10 I live on the north end town, so I'm kind 11 of the front end of some the traffic coming 12 through, and it kind of thins out by the time 13 it gets to me, but think about this traffic 14 that also comes down. There's no widening of 15 32 as you come down through Highland Mills. I 16 appreciate and also see Jay's has been taken 17 out to widen the road to get at the bottom of 18 the location. Same thing for the folks that 19 travel to the city to commute. They're going 20 to want to get to the train station in and out. 21 A lot more commute. There's already problems 22 for the people trying to park with the buses 23 down there. 24 There's a lot of other things that we have 25 to think about, not just the money coming in,</p>

101	<p>1 but exactly what the stresses are going to be, 2 and where those stresses are going to come 3 from. So, please take that into consideration. 4 Understand that now, you all have the upper 5 hand in the conversation. Once you say yes, 6 you no longer have the upper hand in the 7 conversation. The state, okay, these eight and 8 a half billion dollars, they're going to get 9 through whatever they need to get through. The 10 state will want their money. The county is 11 going to want their money. We're not going to 12 have any leverage left in this conversation. 13 I recommend, what they're offering right 14 now, where there all pointing at, are state 15 minimums, state minimum. This is what they 16 have to. Think about getting above that. Look 17 out for the community, look out for the 18 opportunities, and look out for the stresses in 19 the infrastructure. Thank you. 20 JIM BRENNAN: Hi, Jim Brennan. I am a 21 Woodbury resident. I guess I missed the big 22 vat where the Kool-Aid was that everybody drank 23 that's here, because it seems like the majority 24 of people here are really for this. I can 25 understand the people that own the businesses</p>	103
102	<p>1 and the shops, the union people. My, myself, 2 am a four generation union man. My son is a 3 union man. I live in Woodbury, lived there 4 almost thirty years. 5 I'm vehemently against this. Nobody seems 6 to be caring about all the transients that are 7 going to be coming through our town. Route 32, 8 2:00 in the morning, when some gang member, who 9 just came from the casino, and lost their 10 money, stops at a gas station, and your sixteen 11 year old daughter is in their getting gas, 12 after she just came from her job, or coming 13 home from college, and guess what happens? 14 He's mad. Your daughter is in a bad place. 15 Your son is in a bad place. This is not the 16 kind of thing we need in this town. Thank you. 17 DESIREE POTVIN: Colleen Pearce, Marco 18 Scaglia, Rob Suffern, Steven Daviah, and 19 Melanie Richards. 20 COLLEEN PEARCE: Hi, my name is Colleen 21 Pearce. I'm not a very willing public speaker. 22 I'm nervous as hell, but I think I have to get 23 my point across. 24 I'm a business owner for thirty-two years 25 here. I own Jay's Deli. I've lived in town</p>	104
	<p>1 for forty years. So, I'm looking at this from 2 both sides of it. 3 Sure, business owners are for it. The 4 chamber of commerce is for it. Some of the 5 residents are not for it. I speak to so many 6 people every day, in and out, in and out of the 7 store, most of the people who don't -- who 8 recent for it, don't know what it's about. I'm 9 very, very disappointed that there's no one 10 here tonight. This place is empty. I think 11 the people in our town, if they're concerned 12 about it, need to find out what -- what it's 13 about. 14 We have empty storefronts. We have -- we 15 need, we do need a boost for our economy, but 16 that's not the whole thing. I think I'm too 17 nervous. I have to apologize. So, I have to 18 take a deep breath and think. 19 We're not the only place that is in the 20 running to get a casino. This is not a slot in 21 the box, box of slots casino. This is a 22 luxurious destination where people are going to 23 go, and it's not like Monticello or Yonkers. 24 Okay? It's -- it's a destination casino. It's 25 not like Las Vegas, where you're going to have</p>	
	<p>1 flashing lights that say, casino, near the 2 road. You may not even see the casino from the 3 road. It's going to have a long roadway and 4 trees. 5 These people are not like fooling. 6 They're not like playing around. They're the 7 number one -- they're number one in the world 8 of casinos. They didn't choose Woodbury 9 because they like us. They don't want to help 10 us. Okay? They didn't come here and say, 11 Woodbury needs our help, we want to give them 12 money, we want to donate money and help them 13 out with things. They chose the spot, because 14 it's the best spot in New York State for them 15 to make money. The more money they make, the 16 more money we will get out of it. If they 17 don't stand up to their promises and make it 18 work, it won't happen. 19 We have town engineers, and you guys, and 20 town boards, that will make sure they do things 21 in the right way. I don't -- I don't think 22 they're trying to -- it's not like a casino 23 that's like going to draw bad -- draw big, bad 24 people to it. It's different. 25 I have spent thirty-two years building up</p>	

<p style="text-align: right;">105</p> <p>1 a reputation in town. I would not be in favor 2 of this if I didn't think it was something that 3 would benefit us, and something that we really 4 need. So, if you don't look at everything, 5 like just don't say no. Look at everything, 6 see what there is. I think we need this. I 7 think they're -- everyone who talked, said 8 almost everything I was going to say, all the 9 pros and cons. There aren't too many cons. 10 They're mostly all pros. Basically all I can 11 tell you is, I'm 100 percent for it, but there 12 are a lot of -- there are a lot of ifs, but the 13 presentation tonight was much better than the 14 presentation the other night. There seemed to 15 be a lot more to it. I think they worked hard 16 to answer some of our questions. 17 Some people are afraid of it, yes, but I 18 don't think this is something we should be 19 afraid of. I think this is a company that 20 wants to make money for them, but they also 21 want to help the community that they come in, 22 and I think if we don't look into it and say 23 yes to the opportunity, if it's -- if you think 24 it's right, I think we're really stupid. I 25 think we're missing the boat. I think they're</p>	<p style="text-align: right;">107</p> <p>1 retired first responder. I understand people's 2 fears. But now I'm a business owner in your 3 community. I'm on a board of Save Homes in 4 Orange County, which is a domestic violence 5 agency. That gentleman that spoke about gangs, 6 if he had any idea that in Newburgh, they're 7 dealing with human trafficking, he might 8 participate and volunteer for a board. 9 I now have a vested interest in my local 10 community, and a week ago, I wasn't in support 11 of this project. I had no interest. It's the 12 same thing, people have fears. As a business 13 owner, we need the tourism. We need the 14 revenue. We need the opportunity. Parents 15 need hope that their kids will actually 16 graduate and find a place where they can get a 17 job, with a company that might pay back for 18 education. 19 From the domestic violence perspective, I 20 know it's not important to other people, but I 21 happen to be on that board, it's fifteen miles 22 away. The gangs are not in Woodbury. They're 23 fifteen miles away. But sir, they still live 24 there. 25 The gentleman that mentioned Tunica, I</p>
<p style="text-align: right;">106</p> <p>1 good people. I just have a really good feeling 2 that they will help our community. Thank you. 3 MARCO SCAGLIA: My name is Marco. I'm 4 twenty four, from Central Valley, been born and 5 raised here. I plan on raising my family here, 6 as well. 7 I think this casino would be a great idea. 8 I think they will definitely give back to our 9 community, as opposed to our neighbors taking 10 from our community. That's all I have to say. 11 MELANIE RICHARDS: Good evening, my name 12 is Melanie Richards. I've been a resident for 13 over seventeen years. 14 When I started out, I commuted a hundred 15 and ten miles a day. I didn't pay much 16 attention to what was happening locally. I was 17 a city kid. It had no relevance to me. But I 18 moved up here because it seemed like a really 19 good place to live and buy a home, and write my 20 book. 21 So, I had an employer who was terrified 22 that living up here, I would give up my job in 23 the city. So, I commuted my first nine years. 24 And I know what it's like to be a union kid. 25 Both my parents were in union. I lived with a</p>	<p style="text-align: right;">108</p> <p>1 looked it up on my phone, they have three 2 properties in Tunica. Some of their employees 3 will go to work for the other casinos. As a 4 business owner, you have a location that's not 5 profitable, you close it. It makes perfect 6 sense. 7 We have no other opportunity for this 8 revenue. We have nobody else who's coming with 9 any sort of hope. Where is that money coming 10 from? And there's no guarantee, unless you say 11 yes, then it's an opportunity to return to a 12 place of hope, and hopefully, a safe place, 13 where you continue to raise your family, but if 14 you don't say yes, we keep listening to the nos 15 and fears. There's no perfect relationship. 16 There's no perfect solution. This is an 17 opportunity with two caring business partners. 18 Those will be the type of people I would choose 19 to go into business with. 20 So, please think about this, do whatever 21 you can, but get those commuters who are 22 commuting a hundred and ten miles each day, if 23 you don't get them out to vote, it's really not 24 going to matter. So, we need to go home and 25 talk to a neighbor, talk to whoever we need to,</p>

109	<p>1 but thank you for listening.</p> <p>2 MR. BURKE: Anybody else?</p> <p>3 THE COURT: Yeah, these are the last ones.</p> <p>4 Evan Dorvis, Steven Rinaldo, Daniel Vaughn, and</p> <p>5 John Berenowski, and that's all I have on my</p> <p>6 list.</p> <p>7 STEVEN RINALDO: Good evening, my name is</p> <p>8 Steven Rinaldo. I live in Highland Mills.</p> <p>9 I've been a resident here for over twenty</p> <p>10 years, and I'm part of a business in Central</p> <p>11 Valley. I work here for the past five years,</p> <p>12 and I'm in total support, 100 percent, of the</p> <p>13 Caesars Palace project.</p> <p>14 EVAN DORVIS: My name is Evan Dorvis. I</p> <p>15 live and work here. I'm totally for it. I'm</p> <p>16 not going to waste anybody's time. Thanks.</p> <p>17 DANIEL VAUGHN: Good evening, board,</p> <p>18 Daniel Vaughn. I've been here for well over</p> <p>19 twenty years. I have a business in Central</p> <p>20 Valley, and I'm also a local real estate agent.</p> <p>21 I've been to plenty of Caesars properties.</p> <p>22 Never once have I seen a gang member, or any</p> <p>23 kind of ruthless thugs, nothing but</p> <p>24 well-dressed nice people, no drunks. I don't</p> <p>25 see a problem. I think it will be very good</p>	111	<p>1 Mr. Burke, members of the council, appreciate</p> <p>2 it. My name is Richard Walls. My family and I</p> <p>3 live in Central Valley.</p> <p>4 Prior to moving to the Monroe-Woodbury</p> <p>5 area, I had the privilege of serving on the</p> <p>6 planning board, community development board,</p> <p>7 the master plan committee, and the zoning board</p> <p>8 of appeals. So, I understand the process that</p> <p>9 you're going through. I've been there and done</p> <p>10 that.</p> <p>11 As a resident of Woodbury, I'm in favor of</p> <p>12 the proposal that Caesars gaming has presented</p> <p>13 to the town board. I feel that they would be a</p> <p>14 good neighbor and they will add to our</p> <p>15 community. I like the location of the southern</p> <p>16 most tip of Woodbury, the least intrusive of</p> <p>17 the majority of the residents. I see them as a</p> <p>18 contributor, and not a game changer. They have</p> <p>19 already stated that they would finance the</p> <p>20 water system that is needed, along with its</p> <p>21 effluent. They will finance and build their</p> <p>22 own roads and be a major contributor, working</p> <p>23 with the DOT, to alleviate the problems that we</p> <p>24 currently have with traffic.</p> <p>25 Years ago, when the new high school was</p>
110	<p>1 for the community. Thank you.</p> <p>2 SUPERVISOR BURKE: Desiree, anybody else?</p> <p>3 DESIREE POTVIN: I have nobody on the</p> <p>4 list, but this gentleman just came in.</p> <p>5 SUPERVISOR BURKE: Okay.</p> <p>6 PETER SCAGLIA: Hello, board. How are</p> <p>7 you? Peter Scaglia, twenty-eight year resident</p> <p>8 of Woodbury, forty-three years small family</p> <p>9 business in the Monroe-Woodbury area, brought</p> <p>10 up four kids, went through Monroe-Woodbury,</p> <p>11 three of them graduated from college, coming</p> <p>12 back. We're now in the process of expanding</p> <p>13 our business, so that they could continue on</p> <p>14 and stay in the area.</p> <p>15 You know, there's a lot of people that is</p> <p>16 for this project. There's a lot of people</p> <p>17 against the project. And I'm sure they're all</p> <p>18 heavily weighed and thought out, but at the end</p> <p>19 of the day, I'd rather have a giver than a</p> <p>20 taker.</p> <p>21 SUPERVISOR BURKE: Before I go back to the</p> <p>22 board, is there anybody in the audience who</p> <p>23 would like to come forward and address the</p> <p>24 board? Feel free to do so now.</p> <p>25 RICHARD WALLS: Thank you. Thank you,</p>	112	<p>1 being planned, I sat on the committee to look</p> <p>2 at its perspectives. Have we forgotten that</p> <p>3 6,000 plus students would have to use a two</p> <p>4 lane roadway as a means of evacuation should</p> <p>5 the emergency ever arise? Dunderberg Road</p> <p>6 empties into a two-lane connector road in both</p> <p>7 directions. The State of New York doesn't</p> <p>8 think this is a problem, as it should be a</p> <p>9 priority. I know as residents and parents, we</p> <p>10 haven't forgotten, and I'm sure Caesars would</p> <p>11 be a part of the solution.</p> <p>12 Caesars program of employees volunteering</p> <p>13 in the community will only enhance the quality</p> <p>14 of life for all of us. They are an industry</p> <p>15 leader of the Hiring Heroes Program for the</p> <p>16 veterans, and a stellar program would be</p> <p>17 brought right here to our doorstep.</p> <p>18 I know that we, as a community, face</p> <p>19 challenges that jeopardize our identity and the</p> <p>20 lifestyle that we have become some used to.</p> <p>21 Our school system attracts families from</p> <p>22 surrounding counties. Others are envious of</p> <p>23 our small town atmosphere that is a throw-back</p> <p>24 of an era long gone, and our parks and</p> <p>25 recreational facilities are second to none.</p>

<p style="text-align: right;">113</p> <p>1 We owe all of you, and your predecessors, 2 a huge debt of gratitude for securing these 3 wonderful things and features, that we, as 4 residents, have had in Woodbury. I can't think 5 of another developer or project that offers up 6 a, what can we give attitude, instead of a what 7 can we take concession. This one project, one 8 company, has the resources to ensure that 9 Woodbury can secure its future lifestyle the 10 way we want it to be. We, the residents, can 11 maintain and control the destiny of Woodbury 12 right here tonight.</p> <p>13 I urge all of you to vote unanimously to 14 approve this project, join with the village 15 board, and send a clear message to our state 16 senator, and assemblymen, that Woodbury is the 17 only place a casino need be considered in 18 Orange County. Have them bring Caesars' 19 proposal to Albany for review, and get a green 20 light to start. Thank you very much.</p> <p>21 SCOTT SHIPPY: Good evening, Scott Shippy. 22 I'm a Central Valley resident. I'm in favor of 23 moving forward. There are no guarantees. 24 There are no perfect solutions. The only 25 guarantee is of a no vote, doesn't move</p>	<p style="text-align: right;">115</p> <p>1 most positive in all that's happened, the very 2 first time we met with this proposal and we met 3 with the Flaums, there wasn't much that they 4 gave back to us, because they didn't really 5 know our community. They came in and made 6 their presentation. I'm not saying it was a 7 bad presentation, but it wasn't what we 8 expected, and over the last few weeks, we have 9 been in contact with Caesars, their 10 representatives, and I just saw tonight, they 11 addressed many of our issues, which makes me 12 feel a lot better, knowing that we're dealing 13 with a corporation and a company that is 14 actually listening to what we have to say.</p> <p>15 We have a Woodbury Commons in our 16 community that had an opportunity to fix that 17 131 ramp when they wanted to get this new 18 approval of building, new parking and 19 everything else, you know what, they didn't do 20 the right thing. We have to depend on the 21 state, and they're not doing the right thing. 22 Here we have a company that is coming in and 23 addressing an area that they may not even have 24 anything to do with, whether they get their 25 ramp down the road by Arden Hill, the 131 isn't</p>
<p style="text-align: right;">114</p> <p>1 forward, there's no other opportunity. So, 2 when you vote, what's option B, against the 3 proposal on the table? Because if you vote no, 4 please defend and say, well, we voted no, not 5 because of the preservation of our way of life, 6 but there was a better option on the table.</p> <p>7 So, right now we're lucky, opportunity 8 knocks. Vote yes, continue forward. There's 9 no guarantee we'll get it. If you vote no, 10 there's a guarantee we won't get it. Thank 11 you.</p> <p>12 SUPERVISOR BURKE: Is there anybody else 13 in the audience that would like to come forward 14 and make comments to the board?</p> <p>15 All right. Board members, any final 16 comments you would like to make before -- 17 comments, Frank. I'm sorry.</p> <p>18 COUNCILMAN PALERMO: I would like to first 19 thank everybody that came up and voiced their 20 opinion, whether it was for or against. We, 21 the town board, do appreciate to hear what you 22 have to say. I would like to thank Caesars for 23 being here tonight and making their 24 presentation.</p> <p>25 I will be brief, but the thing that I find</p>	<p style="text-align: right;">116</p> <p>1 an issue for them, but they're willing to do 2 the work and make it right, and as far as I'm 3 concerned, I'd like to thank Caesars for 4 listening to what we've had to say, addressing 5 our needs and our concerns, and moving forward, 6 and I look forward to being a partner with 7 Caesars. Thank you.</p> <p>8 COUNCILWOMAN PRESTIA: I'd also like to 9 thank Caesars, because I agree with Frank, when 10 we first met with them, there was very little 11 details, and tonight, there was a lot more 12 details, and I appreciate that.</p> <p>13 When they say they want to finalize the 14 details, I'm still interested, because there 15 are still things that I want to see, things 16 such as, you know, more about the giveaway 17 promotions, are they going to utilize our local 18 artists, and the restaurants, the dining comps, 19 the entertainment with the local performers and 20 local bands. Hopefully these are things that 21 you're considering. The local design and 22 construction companies, including the local 23 attractions and activities that we have on your 24 website.</p> <p>25 I also -- the one question I do have is,</p>

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1 the parking for the employees, will it be on
 2 site, or will they be forced to park at a
 3 location and be transported into the site?
 4 GREG MILLER: Parking -- sorry. Yeah, the
 5 parking garage that we described earlier, has
 6 enough parking for our guests and our
 7 employees. So, my expectation would be, a vast
 8 majority of the time, people would be on site.
 9 I only say a vast majority, because in our
 10 different properties, there are occasions, not
 11 very often, when there's a big event or
 12 something, where some of the employees will
 13 park outside to be shuttled in, but that's the
 14 exception. So, here we sized it, so that
 15 people would all park in the same garages as
 16 guests.
 17 COUNCILWOMAN PRESTIA: Okay. Thank you
 18 very much for your presentation.
 19 COUNCILMAN HUNTER: I'd just like to thank
 20 the good people of Woodbury for coming out and
 21 expressing their views. We appreciate it.
 22 It's been very interesting, and I hope more
 23 people will come out to all the meetings that
 24 we have, the village board, the town board, the
 25 planning board. I mean, take part, people.

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1 This is your town. You deserve the best.
 2 SUPERVISOR BURKE: I think that takes care
 3 of the program this evening. We did it almost
 4 three hours. Just a reminder, for those of you
 5 who would like to submit written comments, they
 6 should be done to the town board, and written
 7 comments will be accepted until 4 p.m. on June
 8 13th, 2014.
 9 On behalf of the board, we would like to
 10 thank all those who came out, took the time to
 11 come out, and for their very interesting
 12 comments, and therefore, I'm going to -- if
 13 there's nobody else, one last shot, I'm going
 14 to ask for a motion to close the public
 15 hearing.
 16 COUNCILMAN HUNTER: I'll make that motion.
 17 COUNCILMAN ARONE: Second.
 18 SUPERVISOR BURKE: Discussion. All in
 19 favor?
 20 COUNCILMAN HUNTER: Aye.
 21 COUNCILWOMAN PRESTIA: Aye.
 22 COUNCILMAN ARONE: Aye.
 23 SUPERVISOR BURKE: I'm also going to ask
 24 for a motion -- thank you. There's one more,
 25 one more quick motion. I ask for a motion to

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1 adjourn this meeting.
 2 COUNCILWOMAN PRESTIA: I make the motion.
 3 SUPERVISOR BURKE: Discussion. All in
 4 favor?
 5 COUNCILMAN HUNTER: Aye.
 6 MR. ARONE: Aye.
 7 SUPERVISOR BURKE: Thank you. Good
 8 evening.
 9 * * * * *
 10 Certified to be a true and accurate
 11 record of the within proceedings.
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 13 Michael DeCelestino
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