
From: Frank Mellott <frankmellott@earthlink.net>
Sent: Thursday, July 21, 2022 10:03 AM
To: CTCouncil
Subject: Twp Resident - SUPPORT casino

Hello,

I'm a resident of College Township (121 McCann Drive).

I support the Casino in Nittany Mall.

Those in opposition continue to present a parade of horrors in the numerous and repetitive letters to the editor at CDT. I urge you to largely ignore them. For each horrible presented in these letters, it requires a string of "ifs" to be true. For example: "IF" someone is pre-disposed to addiction, and "IF" that person is open to gambling, and "IF" that person has access to funds to act on that, and "IF" that person has no other mitigating forces, and "IF" that addiction actually manifests, and "IF" that person does not recognize it, and "IF" that person does not seek/get help, and "IF" it actually causes the person to consider crime, and "IF" that person actually acts on that consideration ... then there might be a problem.

Key here is a concept that's exceedingly simple, yet ignored by the many opponents. That is that just because something CAN happen does not mean it WILL happen.

Similarly, those in opposition continue to present other options for the mall property, things that taxpayers "should" do like art museum or perhaps some business they deem acceptable. I don't see any economic analysis from them showing such things could survive financially. Nor do I see potential tenants lining up to spend money on the property. And certainly I don't see the writers of these many letters putting THEIR OWN money toward the solutions they recommend.

Key here is how quick they are to tell others (including taxpayers) how to spend THEIR money.

CA-2.a.

I urge you to base your decisions on pure economics and law. Does the township have legal justification to tell a developer / landlord they cannot use the facility for this purpose? And does this expected use result in NET positive financial impact on the township shareholders - the taxpayers?

That last one is critical, for I see lots of desire to create bike lanes, parks, and other improvements. The money for that comes neither from a magic wand nor grows on a tree. I suggest the increased revenue that results from commercial use of a long vacant non-revenue generating space is a supremely rational choice. Thus my support for the casino.

Regards,

Frank Mellott

From: Daniel Materna <sailordan76@verizon.net>
Sent: Friday, July 22, 2022 6:46 AM
To: Jennifer Snyder; Mike Bloom
Cc: CTCouncil
Subject: Fwd: Nittany Mall Casino -- the real reasons for the current delay
Attachments: Commonwealth Court - Docket Number 249 MD 2021.pdf; PGCB Scheduling Order -- Category 4 License Application of SC Gaming OpCO, LLC.pdf

-----Original Message-----

From: Daniel Materna <sailordan76@verizon.net>
To: news@wjactv.com <news@wjactv.com>
Cc: mike@centrecountypa.gov <mike@centrecountypa.gov>; mark@centrecountypa.gov <mark@centrecountypa.gov>; sdershem@centrecountypa.gov <sdershem@centrecountypa.gov>; abrumbaugh@collegetownship.org <abrumbaugh@collegetownship.org>; cstilson@collegetownship.org <cstilson@collegetownship.org>
Sent: Fri, Jul 22, 2022 6:34 am
Subject: Nittany Mall Casino -- the real reasons for the current delay

Please pass to Mr. Gary Sinderson.

Good morning, Gary,

I'm following up on this Centre Daily Times story from January about the ongoing delay regarding the proposed casino.

Here's the link to the story:

[What's going on with the mini-casino near State College, PA? | Centre Daily Times](#)

Your efforts to keep this story from fading away would be greatly appreciated.

I'm providing these details because no one else would know where to look to find all of these details. Here are the **three actual reasons** why the casino is currently delayed.

First, the Commonwealth Court attachment above outlines the current up-to-date status of the lawsuit filed in the Commonwealth Court by the non-winning bidder against both the winning bidder and the PA Gaming Control Board. The case was argued on March 7, but nothing has happened since then. They are now awaiting an opinion from the judges. Timeframe remains undetermined.

Secondly, and nobody is mentioning this, a more detailed traffic study at the other existing Category 4 casinos has been ordered.

Here is the link to the June 2nd, College Township Council meeting where Township Manager Adam Brumbaugh announces and describes the mandated traffic study. His "manager's update" on the

subject begins at the **4:10-minute mark** and continues for two minutes. As of early June, Mr. Brumbaugh anticipates a delay of *several months* due the time needed to complete that traffic study.

[C-NET VOD Player \(telvue.com\)](#)

Finally, the most recent update and scheduling order announced at this week's PGCB Board meeting clearly shows how the PGCB's official vote will most likely not take place until October or November of this year. Certainly, no earlier than October 19.

PA Gaming Control Board Chair Denise Smyler announced the **attached PGCB Scheduling Order** and deadlines at the **32:00-minute mark** of this week's PGCB Board Meeting. Here is that link:

[PGCB Public Meeting - July 20, 2022 - YouTube](#)

The attachment is also posted under 07-12-2022 on the Hearings & Appeals tab at this link:

[Public Filings - Hearing and Appeals - Pennsylvania Gaming Control Board \(pa.gov\)](#)

As presented in the attachment, if they hear arguments at the **October 19** meeting, they probably won't take that official vote to approve or deny the casino license application until the following PGCB Board Meeting on **November 16**.

Also, here is a timely link to two relevant Letters to the Editor published this week at [StateCollege.com](#):

[Letters: Penn State's Continued Silence on Casino; More Accurate Casino Impact Assessment Needed | State College, PA](#)

Just want to keep you informed of recent news and the **real reasons** for the current delay.

Best regards
Dan Materna

From: JH <jvhouston@comcast.net>
Sent: Friday, July 22, 2022 1:57 PM
To: CTCouncil
Subject: Proposed casino at Nittany Mall

You don't often get email from jvhouston@comcast.net. [Learn why this is important](#)

Hello Township members,

I am writing to express my concern and alarm at the proposal for a casino at the Nittany Mall. I have written many letters over the past months to various relevant parties and you are certainly among those.

I am a long term resident of College Township and thus one of your constituents.

I live close to the Mall. There are many, many reasons to object to a casino in our community. One of those is the projected increase in crime this will bring of many types, from neglect and omission of responsibility by caregivers to family members consumed and caught up in gambling to commission of petty theft to major theft to crimes committed while under the influence of drugs and alcohol, trafficking and assault violence, including gun violence. I could go on and on.

I believe this project (along with the thousands of others as noted by the letters and petitions against it) was not given adequate consideration as to the consequences it will bring to our valley, which till now has been a relatively peaceful one in the midst of an increasingly chaotic society.

So I would ask you to please form a commission to do your independent study to see what the impact will be on the level of crime that this casino will cause. Please deny the license for this proposed casino if you anticipate this level of crime to be more than what the initial impact report indicated. The cost in crime will far outweigh any so-called benefit of revenue that will supposedly come from it. So I am asking you to reconsider the prior approval given for this proposal based on the fact that previous information was likely inaccurate. Reference this article: <https://www.statecollege.com/letters-penn-states-continued-silence-on-casino-more-accurate-casino-impact-assessment-needed/>

For once established it will be hard to reverse.

Sincerely,

Jeanne Houston

From: John Pitterle <johnpitterle@yahoo.com>
Sent: Friday, July 22, 2022 4:04 PM
To: CTCouncil
Subject: Reject the Casino

You don't often get email from johnpitterle@yahoo.com. [Learn why this is important](#)

College Township Leaders,

My family has lived in this township since 1994. We live about two miles away from the proposed gambling site. We do not want a casino here.

Can you please do your own unbiased study regarding the effects that gambling will have upon crime in our area? I am very concerned what will happen regarding crime in our township and especially in the vicinity of the mall if a casino would open there. Please deny the casino license because we like our township and it is highly likely that crime would noticeably increase if a casino opens in our "neighborhood".

Considering all of the opposition to the casino in State College, it should be a no-brainer decision to reject and shut down the possibility of legalizing such gambling in Centre County. About 1,100 people have signed an on-line petition against the casino. About 1,000 people have signed a hard copy petition opposing the casino. I believe there is not much overlap of signatures on these two petitions. This represents a very significant percentage of area residents. Thus, it should be a very easy decision.

I'm sure you are well aware of statistical trends. When any number of people voice their opinion, there are always more people with similar views who have not (yet) voiced their views.

The number of people opposing the casino compared to those in support of the casino is very overwhelming! This is just one more reason it should be a very simple, no-brainer decision to reject the casino.

Atlantic City used to be a much nicer place. However, now that gambling has been legalized there for a while, it is not (as) safe to go out at night. Gambling brings crime, drugs, messes up lives, and brings much more undesirable activities. We do not want and do not need these in State College.

This area is very safe and has a good reputation. We do not want to lose this and legalizing gambling would do and bring about the exact opposite of what we desire in this region.

Gambling typically cripples some of the most vulnerable people. Some of these will be poor people and some will be Penn State students. Why would you want to willingly allow gambling to come to this area knowing that some lives are going to be significantly messed up?

It makes absolutely no sense to bring gambling to this region. That seems like it is as illogical and as bad as helping a 12-year-old to drink alcohol or do drugs. Just plain bad and completely unnecessary. Why do you want to even consider allowing something that will hurt a number of people?

Gambling is NOT wanted here.

Please stop this casino dead in its tracks. We do not want our community to go downhill. We don't want lives to be messed up. We do not want more crime here, especially relatively close to our home and neighborhood.

It should be a very simple "no" vote.

Very Sincerely,

John Pitterle

108 Kuhns Lane
State College, PA 16801
(About 2 miles from Nittany Mall)

College Township Resident Since 1994

From: Barry Kroeker <bkroeker1@comcast.net>
Sent: Friday, July 22, 2022 4:53 PM
To: CTCouncil
Subject: Nittany Mall Casino

You don't often get email from bkroeker1@comcast.net. [Learn why this is important](#)

Truth in reporting requested. Please re-assess your position on the Nittany Mall Casino, and then act.

<https://www.facebook.com/groups/364079139000157/posts/423531993054871/>

“The actual frequency of police calls at the York casino is more than 8 times larger than what ESI estimated in their impact report. If ESI’s estimates for the Nittany Mall Casino are off by the same factor that their estimates for York were, we should expect to see more than 54 calls for police being generated by the Nittany Mall Casino each month – or about one every 13 hours. This represents a 15% increase in the calls to the State College Police Department, rather than the 1.7% increase claimed in the impact report.”

Barry Kroeker
Bkroeker1@comcast.net
814-359-8597

From: Debbie Trudeau <debtrumusic@gmail.com>
Sent: Friday, July 22, 2022 9:10 PM
To: CTCouncil
Subject: Proposed casino

[You don't often get email from debtrumusic@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I moved to State College from Utica, NY. Turning Stone casino was built nearby while I lived there. It became a magnet for the high school kids. It increased the drunk driving in the area. We do not need that near the university that already has a reputation as a drinking problem. Please send them somewhere else. The gain is not worth the costs to community life. It will burst the Happy Valley bubble that we treasure. Your decision impacts the entire county.

From Debbie Trudeau
1755 Cambridge Dr.
State College, PA

From Debbie Trudeau

From: Kirsten McTernan <kleemcternan@gmail.com>
Sent: Saturday, July 23, 2022 10:09 PM
To: CTCouncil
Subject: Oppose Casino License!

You don't often get email from kleemcternan@gmail.com. [Learn why this is important](#)

To the College Township Council:

It has been brought to my attention that there are plans to build a casino in our community, and my husband and local friends are very concerned. Historically, areas that allow casinos draw all sorts of problems that far outweigh any benefits to a community.

We have a wonderful family-friendly community here in Happy Valley, and if this casino is approved, it will destroy that. Instead, we will have high crime and a host of other problems.

In 1977, New Jersey decided to allow casinos to be built in Atlantic City, as they thought it would revive the town's hurting economy. Instead, the money that came into the casinos stayed in the casinos, and local businesses were greatly disappointed as liquor stores and cash-for-gold outlets took over the city's once-premier retail strip.

Despite the US economy tanking, we have an affluent community here where we see non-stop home-building. Families want to live here. If a casino is built at the Nittany Mall, you can be sure that would change. According to the National Association of Realtors, the impact of casinos on local property values is "unambiguously" negative. Casinos do not revive local economies, and it will not revive the Nittany Mall. Communities located within 10 miles of a casino exhibit double the rate of problem gambling and suffer higher rates of home foreclosure and domestic violence.

As a State College resident, I urge you to deny the casino a license of approval. We cannot have a casino affecting our peaceful and safe community.

Thank you for taking the time to read this, and I hope you will do what is best for the good of our community at large.

Sincerely,

Kirsten McTernan

From: Joanna Haushalter <jlhaushalter@gmail.com>
Sent: Monday, July 25, 2022 10:28 AM
To: CTCouncil
Subject: Please commission your own independent impact study

You don't often get email from jlhaushalter@gmail.com. [Learn why this is important](#)

Dear College Township Council,

My name is Joanna Haushalter, I am a lifelong resident of State College and am very concerned about the prospect of a casino coming to our community.

I am emailing you to plead with you to please commission your own independent impact study to accurately evaluate the level of crime that would occur in our community as a result of having a casino here. With that said, please deny the license for the proposed casino if the anticipated level of crime would exceed the amounts indicated in the initial impact report.

I grew up in Houserville and now reside in Boalsburg. I graduated from State High in 1996. My brother-in-law, my sister, my parents, and my husband graduated from Penn State. My father is a retired professor of 30 years from the meteorology department. My mother-in-law is retired from the School of Hotel and Restaurant Management. My husband is a teacher for the State College Area School District for 22 years now.

I want to trust that you will make good decisions for our community and my family, to be our voice as we have been a part of and have supported what you have worked to build for many, many years. Please don't give us a reason to distrust you and doubt your intentions for this unique town. Please don't allow the high prospect of corruption, crime, and addiction to change what we have here!

Thank you,
Joanna Haushalter

--

Joanna Haushalter
Office Manager

GRACE
PREP FOR LIFE

814-867-1177

Joanna@graceprep.com

A happy heart is good medicine and a cheerful mind works healing, but a broken spirit dries up the bones. – Proverbs 17:22

From: Andrew Shaffer <andrewshaffer148@gmail.com>
Sent: Monday, July 25, 2022 5:49 PM
To: CTCouncil
Subject: Follow-Up Regarding Impact Report for Proposed Casino at Nittany Mall
Attachments: Hollywood Casino York -- Local Impact Report.pdf; Hollywood Casino York Is crime a problem at the mall since opening.pdf

Dear Members of the College Township Council,

I appreciated Carla Stilson's clarification at the July 21st, 2022 College Township Council meeting explaining that calls for police generated inside the proposed Nittany Mall Casino would be answered by the State Police rather than by the State College Police Department. This is an important distinction for the purpose of evaluating how many additional officers would be needed by the State College Police Department and how much it would cost to pay them, and I apologize for unintentionally mischaracterizing the anticipated increase in calls to the State College Police Department that would be generated by the proposed casino. To ensure that the correct projections are incorporated into the public record, I am submitting an updated analysis that incorporates the distinction between calls to the State College Police Department and calls to the State Police:

1. The Econsult Solutions, Inc. (ESI) impact report for the York casino predicted 4.1 calls per month for police at the opening of the York casino (see page 4 of "Hollywood Casino York -- Local Impact Report.pdf" attachment).
2. The York Daily Record article reports that there were 64 instances of State Police being called to the York casino between the casino's opening on August 12, 2021 and the publication of its article on November 8, 2021 (i.e. a period of 89 days). It also states that municipal (i.e. Springettsbury Township) police responded to 44 calls between the grand opening and October 15, 2021 (i.e. a period of 65 days) (see pages 1 and 2 of the "Hollywood Casino York Is crime a problem at the mall since opening.pdf" attachment).
3. The rate of municipal police calls recorded at the York casino between August 12, 2021 and October 15, 2021 is 44 calls / 65 days = 0.68 calls per day, or approximately 20.3 calls per 30-day month. This is 4.95x more than the frequency of police calls predicted by the ESI impact report for the York casino during this time period.
4. The rate of State Police calls recorded at the York casino between the casino's opening on August 12, 2021 and the publication of the York Daily Record article on November 8, 2021 was no less than 64 calls / 89 days = 0.72 calls per day, or at least 21.6 calls per 30-day month. This is a ratio of at least 5.26 times the frequency of police calls predicted by the ESI impact report for the York casino.
5. The ESI impact report for the Nittany Mall Casino projects that the casino will generate 6.2 calls to the State College Police Department each month (see page 4 of <https://www.collegetownship.org/DocumentCenter/View/1804/Local-Impact-Report-PDF?bidId=>). Using the same ratios between predicted and actual calls for police that were computed for ESI's calculations regarding the York casino, **the Nittany Mall Casino would generate a total of 30.69 calls for the State College Police Department each month (i.e. ~1.02 per day) and 32.6 calls for the State Police each month (i.e. ~1.09 per day), for a total of 63.29 calls per month overall (i.e. ~2.11 per day, or about one every 11 hours and 22 minutes).** This more precise analysis works out to 23.31 fewer calls to the State College Police Department each month than I reported in my e-mail of July 17th, 2022, but 9.29 more calls to the State College Police

Department and the State Police in total each month than what I had reported earlier. (The increase in the overall frequency of total police calls is due to the more accurate computation of the frequency of calls to the municipal police in Springettsbury Township in this analysis, which now uses the actual number of days during which calls to the Springettsbury Township Police Department were recorded instead of estimating the length of this period as "nearly 3 months" as I had done in my previous analysis.)

6. The ESI impact report for the Nittany Mall Casino indicates that the State College Police Department typically receives 4,300 calls per year, or 358.3 calls/month (see page 4 of <https://www.collegetownship.org/DocumentCenter/View/1804/Local-Impact-Report-PDF?bidId=>). **This means that the 30.69 additional calls to the State College Police Department represent an 8.6% increase in the number of calls to the State College Police Department each month as a result of developing the proposed casino, which is slightly more than half of the 15% increase that I initially reported in my e-mail of July 17th, 2022.**

While I appreciate that the College Township Council is concerned about local police staffing levels and the funding required to support them, I believe that I can safely speak for nearly all of your constituents in saying that **we care much more about the actual level of crime that occurs in our community than we do about whether the police calls associated with that crime are answered by the State College Police Department or the State Police.**

Moreover, ESI's impact report only estimates the additional calls that would be generated at the proposed casino's location at the Nittany Mall itself. It does not include the additional police calls that would be generated in the surrounding communities as a result of crimes that would be aggravated by the increased gambling addiction that the casino would cause -- crimes such as fraud, theft, and domestic violence. It does not include the increased incidents of drunk driving that are likely to result in the surrounding communities as a result of drunk casino patrons leaving the casino in frustration after losing the last of their money. It also does not consider any local factors or draw any distinctions in the nature of the crimes that might be committed at the casino, and it counts a case of disorderly conduct as being equivalent to a disgruntled casino patron buying a firearm from the nearby Dunham's sporting goods store or the Rural King in the mall and returning to shoot up the casino and its patrons.

I strongly urge the College Township Council to commission its own independent impact assessment of the proposed Nittany Mall Casino so that you can review unbiased information regarding the positive and negative impacts of this proposed development. **If you find that the ESI impact report has materially overstated the benefits of the casino and/or underreported the harms that it would cause, such a finding would provide justification for the College Township Council to rescind its prior approvals for the development of this project.**

Thank you for your consideration.

Sincerely,

Andrew Shaffer

MEMORANDUM

TO: Penn National Gaming, Inc.
FROM: Econsult Solutions, Inc.
DATE: September 10, 2018
RE: Economic and Fiscal Impact in Support of PGCB Application and Disclosure Form

Background

Penn National Gaming, Inc. ("Penn National"), as part of its application for a Category 4 Satellite Casino located in Springettsbury Township ("Springettsbury" or "Township"), hired Econsult Solutions, Inc. ("ESI") to conduct a local services and economic impact analysis. The proposed casino will be located at the York Galleria Mall on the first floor of the Sears Store which closed in August 2018. York Galleria Mall is currently facing the closure of two of its three anchor stores, including Sears.

The rehabilitation of the existing space into a Category 4 casino will be a 79,300 SF single-phase of construction. Penn National anticipates that the proposed construction could take 12-18 months once final approvals are secured. The proposed casino includes a 136-seat casual dining location, 32-seat bar, a lounge and small stage, and a 23-seat Grab N' Go Grill. Under a Category 4 License, a satellite casino is allowed up to 750 slots and 30 tables in Year 1, with the ability to add an additional 10 tables after Year 2. Penn National plans to open with only 500 slots and 20 tables in Year 1, in order to assess market demand.

Penn National estimates that the site is expected to primarily draw visitors from REDACTED

REDACTED

This memo details our analysis in support of Appendix 33 and Appendix 37 (Sections 7) of Penn National's application to the Pennsylvania Gaming Control Board (PGCB). Our analysis includes a local impact report and an economic and fiscal impact report for the site, detailing its impacts on both Springettsbury Township and the Commonwealth of Pennsylvania.

Appendix 33

Methodology

In order to evaluate the potential impact of the proposed casino location, ESI undertook a three part approach. First, we calculated the impacts of other Penn National casino locations on a per position basis. We then consulted Springettsbury Township officials to understand the baseline of local services and estimate the relative impact of the proposed casino. Finally, we integrated this analysis with the traffic and utility studies that Penn National had commissioned for the site.

A Category 4 casino can have a maximum of 750 slots and 40 tables (after Year 2), which equates to 990 positions. A gaming position is defined as either a slot machine or a seat at a table game. Penn National has five locations of similar size in the United States, located in Bangor, ME; Alton, IL; Tunica, MS; Zia Park, NM; and Biloxi, MS. These five sites have between 777 and 871 gaming positions. Penn National also operates a Category 1 casino in Pennsylvania, Hollywood Casino in Grantville, which has 2,750 gaming positions. Penn National provided average impacts from the similar sized casinos and the Pennsylvania-based casino. These calculations were used to estimate the impact of the Springettsbury location and are detailed by area of service below.

After calculating these estimates, we consulted with the relevant Managers and Directors of the Springettsbury Township, the Chief of Police for the Springettsbury Township Police Department, and the Fire Chief for the York Area United Fire and Rescue, which services Springettsbury Township.

Table 1. Township Officials Consulted

Name	Position	Entity
Benjamin Merchant	Township Manager	Springettsbury Township
Dori Bowders	Manager of Administrative Operations	Springettsbury Township
Mark Hodgkinson	Director of Public Works/Wastewater	Springettsbury Township
Teresa Hummel	Director of Finance	Springettsbury Township
Daniel E. Stump	Chief of Police	Springettsbury Township Police Department
Daniel Hoff	Fire Chief	York Area United Fire and Rescue

From these discussions, we identified baseline service levels across Township departments. We then calculated the percentage increase that the proposed casino would have on the Township. Along with the current Township budget, we used our analysis to calculate the relative cost to the Township against the estimated new tax revenue generated by the proposed casino.

Finally, we integrated our analysis with traffic and utility impact analyses that Penn National had commissioned for the casino to understand the overall local service impact of a Category 4 casino in Springettsbury Township.

Township Budget and Current Conditions

Springettsbury Township’s General Fund Budget was approved for \$14.1M in 2018 (Table 1).

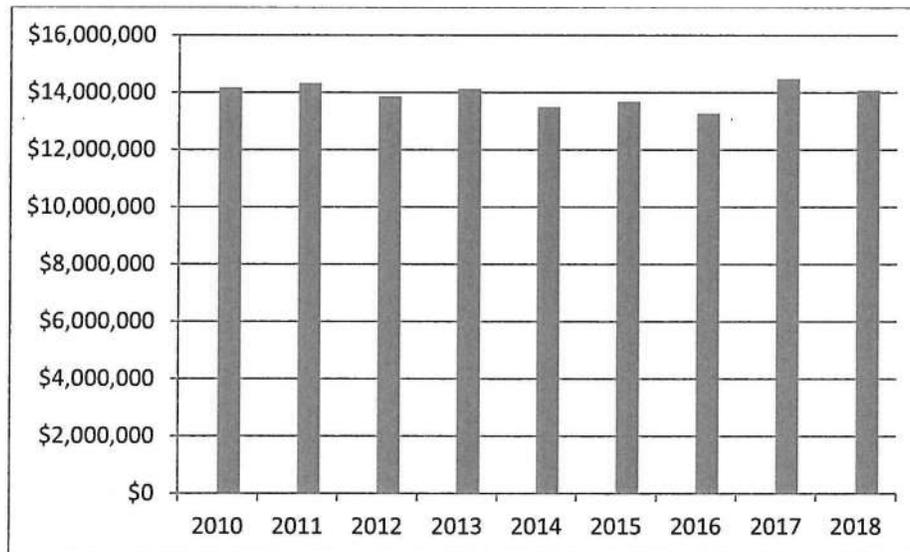
Table 2. Springettsbury Township General Fund Budget 2018

	Appropriated
General Government	\$1,565,171
Public Safety	\$7,998,231
Community Development	\$1,121,672
Public Works	\$1,667,704
Community and Cultural Services	\$507,070
Debt Service	\$333,070
Contributions	\$37,000
Fixed/Sundry	\$344,868
Transfers	\$666,950
Total	\$14,088,697

Source: Township of Springettsbury (2018)

The Township’s General Fund has remained relatively flat since 2010. Despite some minor changes year-to-year, there has been a 0 percent change overall since 2010 when the General Fund is calculated in 2018 dollars.

Figure 1. Township General Fund 2010-2018 (in 2018\$)



Source: Township of Springettsbury (2010-2018)

Any major new revenue sources would represent a significant increase in the Township’s General Fund.

Public Works Department:**Street Maintenance:**

Due to the nature of the proposed casino location site, we anticipate negligible impacts on street maintenance. Located within an existing regional shopping mall, the proposed casino would be part of the York Galleria Mall, an already well-trafficked area.

As noted, Penn National commissioned a traffic study from the Transportation Resource Group (TRG). This study estimates that, at max build-out, the casino would generate 3,753 additional trips on a daily basis and 5,518 additional trips on Saturdays. Currently the annual average daily traffic (AADT) on roads adjacent to the York Galleria ranges from 5,700 on Pleasant Valley Road to 16,500 on Memory Lane.¹ Some of the new traffic added is expected to be offset by the closures of two of the Galleria's anchor stores, the Bon-Ton and Sears.

Sanitation, Water, and Sewer:

Water is currently provided to the site by the York Water Company, which feeds water through three water mains located on all three sides of the site. The addition of the casino to the site is expected to require an upgrade to the domestic water line from 2 inches to 4 inches. The site expects to use 21,663 gallons of water (including the water needed for sanitation) per day.

The size of the current public sanitary sewer line at the site is 4 inches and would need to be upgraded to a 6 or 8-inch line to accommodate the peak flows generated by a casino; the private sanitary sewer line is already an adequate size at 8 inches. To accommodate the increased number of people visiting the casino, the site would have to add 60 Equivalent Dwelling Units ("EDUs") to the currently existing 2 EDUs. The cost to add an additional EDU in Springettsbury Township is around \$2,568, totaling to \$154,080 to reach 62 EDUs.

Public Safety:

As noted, Penn National provided the average number of public safety calls per month and average number of calls per month per gaming position. This data enabled us to estimate the anticipated number of new public safety calls from the proposed casino location. The average calls per month per position were multiplied by the number of gaming positions at both the opening and max build-out levels for police, fire, and Emergency Medical Services ("EMS").

Table 3. Estimated Calls/Month at Springettsbury Location

Casino Location	# Gaming Positions	Police	Fire	EMS
Opening	620	4.1	1.5	1.4
Max Build-Out	990	6.6	2.3	2.2

¹ TRG Traffic Study for Proposed York Galleria casino location.

We then used information provided from Springettsbury Township officials to calculate the percentage increase on local public safety services from their current baseline operations.

Police:

Springettsbury Township operates a local police force, the Springettsbury Township Police Department (“STPD”), that manages law enforcement in the township. In total, the STPD receives an average of 917 calls per month, 83 of which are motor vehicle accidents or other traffic related incidents.² Using the average number of calls per month to police from the sample casinos, we estimate that, if the casino does open in Springettsbury Township, STPD could expect to receive an average of 4.1 additional phone calls per month as a result of the casino opening and an average of 6.6 phone calls per month at max build-out. This represents an estimated 0.5 percent increase and 0.8 percent increase in non-traffic related police calls for the Springettsbury Township Police Department. We do not anticipate that the casino will have a material impact on the STPD.

Fire:

The York Area United Fire and Rescue Department (“YAUFRD”), which operates in Springettsbury Township as well as the surrounding Spring Garden and Manchester Townships, provides fire suppression, fire prevention, EMS, disaster planning, and safety education to the residents and members to the three communities. The YAUFRD is staffed with a combination of both career and volunteer firefighters. Despite the broader trend of decreased volunteers, the YAUFRD ensures that all of the stations under its jurisdiction maintain the minimum staffing requirement to respond to calls. Every year, the YAUFRD receives an average of 333 calls per month, of which an estimated 142 originate in Springettsbury Township.

Using the average number of calls per month to the fire department from the sample casinos, we estimate that YAUFRD should expect to receive an average of 1.5 additional phone calls per month as a result of the casino opening and an average of 2.3 phone calls per month at max build-out. This represents a 0.5 to 0.7 percent increase in fire calls per month overall and a 1.1 to 1.6 percent increase in calls originating in Springettsbury Township. We do not anticipate that the casino will have a significant impact on the York Area United Fire and Rescue Department.

EMS:

Springettsbury contracts its ambulance and EMS services from the YAUFRD. This contract includes two intensive units that operate 7 days a week: one 24-hour unit and one 12-hour unit. Currently, YAUFRD receives around 333 EMS phone calls per year originating from Springettsbury Township. Based on other Penn National casino locations, we estimate an additional 1.4 EMS calls per month at the opening and 2.2 at max build-out. Similar to fire services, this represents a 0.4 to 0.7 percent increase in EMS service demand. Overall, we expect that the proposed casino will have a negligible impact on local EMS services.

² On average, the STPD handles 300 felonies, 600 misdemeanors, and 500 summary offenses per year.

Traffic and Transportation

Based on the estimated daily trips increase, the traffic study completed by TRG provides one on-site and two off-site recommendations to ensure safe and efficient traffic movement:

Site Access:

1. The Whiteford Road/York Galleria SW driveway improvement options include the following:
 - a. Change the driveway to right in-right out only
 - b. Change the driveway to egress only

Off Site:

1. Provide a contribution to Springettsbury Township to optimize the traffic signal timings at Mt. Zion Road (S.R.0024)/U.S. 30 Westbound Ramps – Whiteford Road intersection.
2. Provide a contribution to Springettsbury Township to optimize the traffic signal timings at Mt. Zion Road (S.R.0024)/Pleasant Valley Road intersection.

In total, these improvements are estimated to cost \$97,750.³

Other Impacts

Housing:

The casino site is not expected to have an adverse effect on housing in the surrounding area due to US Route 30 and PA Route 24 adequately separating the York Galleria Mall from the surrounding residential community. There are two anticipated residential developments proximate to the site location. The first, Pleasant Valley, LLC is located on the northwest corner of the Mt. Zion Road (S.R.0024)/Pleasant Valley Road intersection. This development includes 80 apartment units as part of a larger mixed-use site. The other residential development is Triplet Springs, consisting of 129 single family homes located north of the York Galleria Mall. We expect that the location of the casino in an existing commercial hub is projected to result in a minimal impact on local housing.

Existing Tourism:

We anticipate that the regional market draw of the casino is expected to have a net-positive impact on Springettsbury Township tourism. The proximity of the casino to stores within the York Galleria Mall and other local businesses including restaurants, hotels, and retail is expected to increase ancillary spending within the Township. When visiting Springettsbury Township for the proposed casino, visitors are more likely to spend other money within the Township at restaurants proximate to the casino or visiting nearby retail stores.

Springettsbury is a regional tourism destination for York County. This tourism is driven by the Township Park, located across from the Galleria, and the Harley Davidson Factory Tour. Although the Township Park is adjacent to the York Galleria Mall, we do not anticipate any adverse effects on park attendance due to the opening of the casino due to the separation by PA Route 24.

³ TRG traffic study.

Springettsbury also hosts a number of popular annual events including the Street Run, antique car shows, and the York County Fair. These events draw primarily from York and Lancaster counties. Because Penn National anticipates the same market area for the proposed casino, we do not anticipate that it will have a significant impact on the makeup of tourists in the Township.

Other Municipal Services and Resources:

The Permits/Planning/Zoning office should anticipate a one-time and minor impact due to the administrative work needed for the construction of the casino. This impact is expected to subside once construction of the casino is underway. The ongoing operations of the casino are expected to have a minimal impact on the permits office and should not produce any significant adverse increases in workload in other government departments.

Conclusion

In total, we estimate that the casino development is expected to have an upfront impact of \$252,000 on the Township from capital improvements; however, we would anticipate the casino to offset these costs through direct and/or indirect contributions.

Table 4. Estimated Upfront Capital Improvements

<u>Area of Investment</u>	<u>Cost</u>
Water and Sewer Upgrades	\$154,080
Traffic Improvements	\$97,750
Total	\$251,830

Appendix 37: Sections 7 and 9

Methodology

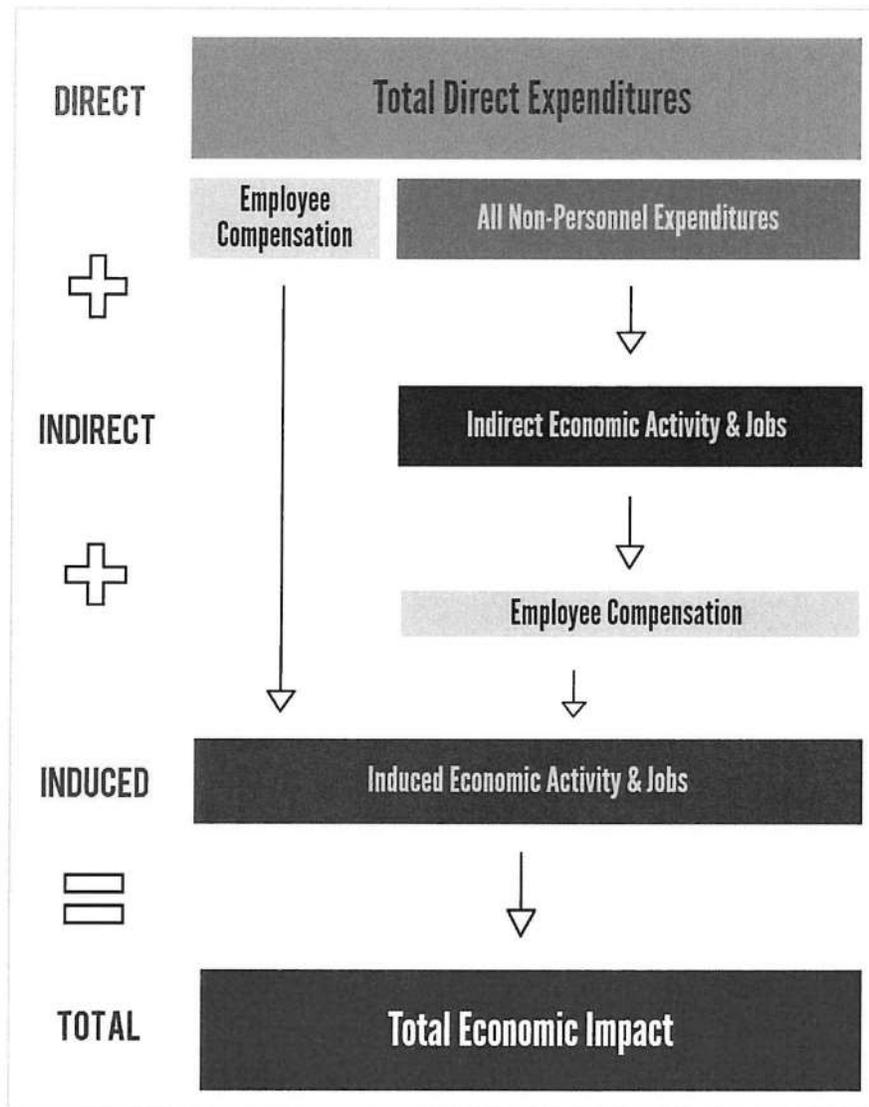
Economic impact estimates are generated by utilizing input-output models to translate an initial amount of direct economic activity into the total amount of economic activity that it supports, which includes multiple waves of spillover impacts generated by spending on goods and services and spending of labor income by employees.⁴ The economic impact from direct expenditures is modeled using IMPLAN, an industry standard input-output model software program. Such models are designed to estimate two sets of spillover impacts from direct expenditures:

- The indirect effect, which measures the multiplier effect from the purchase of goods and services from local vendors (i.e. supply chain impacts); and
- The induced effect, which measures the multiplier effect from the spending of labor income by employees within a particular geography (i.e. labor income impacts).

The total economic impact of the proposed casino is the sum of their own direct economic footprint (in terms of both Penn National's spending, and ancillary spending by the visitors they attract), plus the indirect and induced effects generated by that direct footprint. Economic impacts are estimated for Springettsbury Township, York County, and the Commonwealth of Pennsylvania (inclusive of the city impact) (see Figure 2).

⁴ See Appendix A for further detail on input-output theory and methodology.

Figure 2 – Economic Impact Methodology



Source: IMPLAN (2015), Piktochart (2018)

The economic impacts, estimated using IMPLAN, are translated to fiscal impacts using tax models created by ESI specific to the Commonwealth of Pennsylvania and Springettsbury Township. ESI uses its own fiscal model, which establishes the relationship between economic activity and tax revenue collections for various jurisdictions (i.e. effective tax rates). In the case of non-profit entities, modeling is adjusted to ensure that tax-exempt status is accounted for, while still including economic activity that is tax generating. For example, casino employees generate wage and income tax, and the indirect and induced activity it generates largely accrues to private firms, and therefore is broadly tax generating.

Section 7

This section of the report quantifies the construction and ongoing operations impact within Springettsbury Township, York County, and Pennsylvania. Direct construction activity will employ construction workers and professional service providers, who will in turn spend a portion of their salaries and wages within the local and state economy. Construction activity is also expected to catalyze the procurement of a wide range of goods and services, which will translate into new economic opportunities for local and state vendors. Ongoing operations will require the procurement of various goods and services, which is expected to translate into new economic opportunities for local and state vendors representing a wide range of industries.

The one-time economic impact of the proposed casino's construction is estimated to be \$68.8 million, which is projected to support approximately 440 jobs. Construction is projected to also generate approximately \$930,000 in tax revenues for the Commonwealth. While the construction-related benefits of the development are temporary in nature, over the course of construction, the project is projected to support an estimated 260 direct construction jobs and 180 additional indirect and induced jobs.

The total economic impact of ongoing operations is projected to be nearly \$80 million in the first year of operations and nearly \$100 million after 10 years, along with the concurrent creation of an estimated 500 jobs in the first year and over 600 at stabilization. Total tax revenue generated, including local property and gaming, state income, sales, and business taxes, by the proposed development's operations is estimated to be REDACTED

Upfront Construction

According to construction budgets prepared by Penn National, it is anticipated that the development of the casino is estimated to represent \$119.0 million in direct upfront expenditures. Not all expenditures represent direct outlays that produce spillover effects within the region and state, so certain expenditure categories were partially or fully reduced before modeling. Based on this approach, it is estimated that the project is estimated to represent \$36.2 million in direct upfront expenditures.

Table 6 – Estimated Direct Expenditures from Upfront Construction

Direct Expenditure Category	Total Construction Expenditures	Expense Category	Modeled Portion	Modeled Construction Expenditures
Building Construction	REDACTED	Hard Cost	100%	REDACTED
On-Site Improvements		Hard Cost	100%	
Off-Site Improvements		Hard Cost	100%	
FF&E, Signage, Audio/Visual, & Memorabilia		Hard Cost	25%	
Design, Management, & Consultants		Soft Cost	100%	
Legal & Insurances		Soft Cost	100%	
Operations, Slots, Table Games, & IT		Non-Modelable	0%	\$0.0
Contingency		Non-Modelable	0%	\$0.0
Cap Interest		Non-Modelable	0%	\$0.0
Pre-Opening		Non-Modelable	0%	\$0.0
Working Capital & Cage Cash		Non-Modelable	0%	\$0.0
Cat. 4 Slots/Tables License	\$52.6	Non-Modelable	0%	\$0.0
Total	\$119.0	-	-	\$36.2

Source: Penn National (2018)

Upfront construction of the development is expected to have significant one-time impacts on the regional and state economy. The construction phase is expected to represent approximately:

- \$41.1 million in one-time economic impact within the Township economy, supporting 271 jobs and \$14.0 million in earnings,
- \$59.9 million in one-time economic impact within York County, supporting 400 jobs and \$19.8 million in earnings, and
- \$68.8 million in one-time economic impact within the Commonwealth, supporting 440 jobs and \$22.2 million in earnings.

Table 7 - Estimated One-Time Impact to Springettsbury Township, York County and the State of Pennsylvania from Upfront Construction

Economic Impact from Upfront Construction	Economic Impact to Springettsbury Township	Economic Impact to York County	Economic Impact to the State of Pennsylvania
Direct Output (\$M)	\$39.5	\$39.5	\$39.5
Indirect and Induced Output (\$M)	\$1.6	\$20.4	\$29.3
Total Impact (\$M)	\$41.1	\$59.9	\$68.8
Employment Supported (FTE)	271	400	440
Earnings (\$M)	\$14.0	\$19.8	\$22.2

Source: Econsult Solutions (2018), IMPLAN (2015)

Construction of the casino is also expected to generate tax revenues for the Commonwealth of Pennsylvania for the duration of the project. It is estimated that upfront construction is expected to produce approximately \$930,000 in income, sales, and business tax revenues.

Table 8 – Tax Revenue Generated from Construction within the Commonwealth of Pennsylvania

Tax Revenue Impact from Construction	Tax Revenue Impact to Commonwealth of Pennsylvania
Personal Income Taxes	\$440,000
Sales Taxes	\$430,000
Business Taxes	\$60,000
Total Taxes	\$930,000

Source: Econsult Solutions (2018), IMPLAN (2015)

Section 7.3 – Ongoing Operations

REDACTED

REDACTED The composition and scale of various impact categories such as output, employment, and tax revenues are derived from casino revenues. Our analysis focuses on the revenue from the first and tenth year of operations.

Figure 3 – Estimated Annual Operating Revenues for the Proposed Casino Over 10 Year Period (\$M)

REDACTED

Source: Penn National (2018)

Ongoing operations of the proposed development are expected to have significant annual impacts on the regional and state economy. Within the first year of operation, the economic impact of the casino is expected to represent approximately:

- \$50.9 million in one-time economic impact within the Township economy, supporting 220 jobs and \$6.7 million in earnings,
- \$72.2 million in one-time economic impact within York County, supporting 370 jobs and \$12.0 million in earnings, and
- \$77.9 million in one-time economic impact within the Commonwealth economy, supporting 400 jobs and \$13.6 million in earnings.

Table 9 – Economic Impact of Operations to Springettsbury, York County, and the Commonwealth of Pennsylvania within the First Year of Operation

Economic Impact from Ongoing Operations	Economic Impact to Springettsbury Township	Economic Impact to York County	Economic Impact to the State of Pennsylvania
Direct Output (\$M)	\$49.0	\$49.0	\$49.0
Indirect and Induced Output (\$M)	\$1.85	\$23.1	\$28.9
Total Impact (\$M)	\$50.9	\$72.2	\$77.9
Employment Supported (FTE)	220	370	400
Earnings (\$M)	\$6.7	\$12.0	\$13.6

Source: IMPLAN (2015)

At stabilization, the economic impact of the casino is expected to represent approximately:

- \$63.9 million in one-time economic impact within the Township economy, supporting 256 jobs and \$8.4 million in earnings,
- \$90.6 million in one-time economic impact within York County, supporting 450 jobs and \$15.1 million in earnings, and
- \$97.8 million in one-time economic impact within the Commonwealth economy, supporting 480 jobs and \$17.1 million in earnings.

Table 10 – Economic Impact of Operations to Springettsbury, York County and the Commonwealth of Pennsylvania at Stabilization

Economic Impact from Ongoing Operations	Economic Impact to Springettsbury Township	Economic Impact to York County	Economic Impact to the State of Pennsylvania
Direct Output (\$M)	\$61.5	\$61.5	\$61.5
Indirect and Induced Output (\$M)	\$2.32	\$29.0	\$36.3
Total Impact (\$M)	\$63.9	\$90.6	\$97.8
Employment Supported (FTE)	256	450	480
Earnings (\$M)	\$8.4	\$15.1	\$17.1

Source: IMPLAN (2015)

Ongoing operations of the proposed development are also expected to increase various tax bases and therefore generate tax revenues for the Commonwealth. It is estimated that ongoing operations is expected to produce \$800,000 in tax revenues for the Commonwealth within the first year of operation and nearly \$1.0 million at stabilization. This economic impact includes new income and business taxes from the direct, indirect, and induced economic activity generated by the proposed development.

Table 11 – Tax Revenue Generated from Ongoing Operations of the Casino within the Commonwealth of Pennsylvania

Tax Revenue Impact from Construction	Tax Revenue Impact to Commonwealth of Pennsylvania within the First Year	Tax Revenue Impact to Commonwealth of Pennsylvania at Stabilization
Personal Income Taxes	\$270,000	\$330,000
Sales Taxes	\$460,000	\$570,000
Business Taxes	\$70,000	\$90,000
Total Taxes	\$800,000	\$990,000

Source: IMPLAN (2015)

Section 9

The proposed casino will act as an economic engine and community partner. The significant tax revenue generated from the construction and operations activity associated with the proposed casino is expected to substantially outweigh negligible adverse impacts experienced by Springettsbury Township and the local community as a result of increased demand for public services. As stipulated by state gaming regulations, the proposed casino is projected to contribute over **REDACTED** in revenue to local and state revenue funds.

Springettsbury Township is estimated to receive nearly **REDACTED** in annual revenue as a result of the operations of the proposed casino, consisting of **REDACTED** in annual slot host revenue and **REDACTED** in annual table host revenue. This material increase in annual revenue represents **REDACTED** of Springettsbury Township’s 2018 General Fund budget. The County and State are also expected to derive significant tax revenue from operations at the proposed casino.

Table 12 – State, County, and Local Tax Revenue Derived from Slots and Table Revenue at the Proposed Casino

Slot Revenue	Tax Rate	Year 1 Tax Revenue	Year 10 Tax Revenue
Property Tax Relief	34%	REDACTED	REDACTED
PA Gaming Economic Development and Tourism Fund	6%		
CFA Grants -Any County Suffering Decreased LSA	5%		
Match for Host County LSA Funding	5%		
Grants through CFA to Host County	2%		
Host Municipality	2%		
Total	54%		
Table Revenue			
PA General Fund	14%		
CFA Grants to Host County	1%		
Host Municipality	1%		
Total	16%		
Total Slots and Gaming			

Source: PA Gaming Control Board (2018), Penn National (2018)

In addition to host community gaming revenue, construction and operations activity at the proposed casino is expected to generate substantial local tax revenue for Springettsbury Township. Over the construction period (modeled as a 16-month period), the Township is expected to receive approximately \$122,000 in earned income tax (EIT), local service tax (LST) and business privilege tax (BPT) as a result of the direct, indirect, and induced economic activity generated by construction of the proposed casino. Following the completion of the casino, the Township is expected to receive approximately \$43,000 in

additional EIT, LST, BPT, and Mercantile tax annually as a result of direct, indirect, and induced activity at the casino, equivalent to a 1 percent increase in total EIT, LST, BPT, and Mercantile Tax revenue.

Table 13 – Springettsbury Tax Revenue from Construction

Springettsbury Township	One-Time Construction Revenue
EIT	\$58,000
LST	\$5,000
BPT	\$59,000
Total	\$122,000

Source: Springettsbury Township (2018), IMPLAN (2015)

Table 14 – Springettsbury Tax Revenue from Ongoing Operations

Springettsbury Township	Annual Revenue from Operations	2018 Budget	% of 2018 Budget
EIT	\$28,000	\$2,580,000	1%
LST	\$8,000	\$1,125,000	1%
BPT ⁵	\$3,000	\$980,000	0%
Mercantile Tax	\$4,000	\$1,900,000	0%
Total	\$43,000	\$6,585,000	1%

Source: Springettsbury Township (2018), IMPLAN (2015)

⁵ Projected annual BPT from ongoing operations is based on annual indirect and induced activity estimated to occur in the Township of Springettsbury.

Table 15 – Net Annual Impact in Springettsbury Township

Tax Revenue Increase	Year 1	Year 2
Host Municipality Slot Revenue	REDACTED	
Host Municipality Table Revenue	REDACTED	
EIT	\$28,000	\$28,000
LST	\$8,000	\$8,000
BPT	\$3,000	\$3,000
Mercantile Tax	\$4,000	\$4,000
Total	REDACTED	
Upfront Impact		
Water and Sewer Upgrades	\$154,080	-
Traffic Improvements	\$97,750	-
Total	\$251,830	\$0
Net Positive Impact	REDACTED	

Source: Springettsbury Township (2018), PA Gaming Control Board (2018), Penn National (2018), IMPLAN (2015)

Springettsbury Township is expected to receive approximately **REDACTED** in annual tax revenue as a result of ongoing operations of the proposed casino. As the proposed casino prospers and gross terminal revenue increases as projected, the positive benefits shared with the state, county, and local community are also expected to increase. In total, the casino development is expected to have an estimated upfront net impact of **REDACTED** on the Township as a result of necessary capital improvements; however, we would anticipate the casino to offset the upfront impact costs through direct and/or indirect contributions, thus, resulting in only a tax revenue increase for the Township.

Following initial capital expenditures, the impacts from ongoing casino operations are anticipated to be negligible. After Year 1, conservatively assuming no growth in slot and table revenue, the Township is projected to receive **REDACTED** in increased annual tax revenue with negligible increased expenses.



September 5, 2018

VIA EMAIL AND FIRST-CLASS MAIL, RETURN RECEIPT REQUESTED

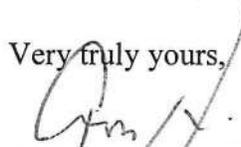
Ben Marchant, Township Manager
SPRINGETTSBURY TOWNSHIP
1501 Mount Zion Road
York, PA 17402

Re: Hollywood Casino York Local Impact Report

Dear Mr. Marchant:

Pursuant to regulations of the Pennsylvania Gaming Control Board, please find enclosed for service a ***Local Impact Report*** submitted on behalf of Penn National Gaming, Inc. and its subsidiary, Mountainview Thoroughbred Racing Association, LLC, in support of its proposed Hollywood Casino York. A more detailed transportation impact study will also be provided in the near future. Should you have any questions please do not hesitate to contact Eric Schippers, Senior Vice President, Public Affairs, at 610-373-2400.

Very truly yours,


Alex M. Hvizda, Esquire
Director of Compliance

Enclosure

CERTIFIED MAIL RETURN RECEIPT NO. 7010 1870 0003 6598 1130

cc John Luciani, P.E. w/ encl. (*via email only*)

MEMORANDUM

TO: Penn National Gaming, Inc.
FROM: Econsult Solutions, Inc.
DATE: September 4, 2018
RE: Local Impact Report in Support of PGCB Application

Background

Penn National Gaming, Inc. ("Penn National"), as part of its application for a Category 4 Satellite Casino located in Springettsbury Township ("Springettsbury" or "Township"), hired Econsult Solutions, Inc. ("ESI") to conduct a local services and economic impact analysis. The proposed casino would be located at the York Galleria Mall on the first floor of the Sears Store which closed in August 2018. York Galleria Mall is currently facing the closure of two of its three anchor stores, including Sears.

This memo details our analysis in support of Appendix 33 of Penn National's application to the Pennsylvania Gaming Control Board (PGCB). Our analysis includes a local impact report detailing its impacts on both Springettsbury Township and the Commonwealth of Pennsylvania.

Appendix 33

Methodology

In order to evaluate the potential impact of the proposed casino location, ESI undertook a three-part approach. First, we calculated the impacts of other Penn National casino locations on a per position basis. We then consulted Springettsbury Township officials to understand the baseline of local services and estimate the relative impact of the proposed casino. Finally, we integrated this analysis with the traffic and utility studies that Penn National had commissioned for the site.

A Category 4 casino can have a maximum of 750 slots and 40 tables (after Year 2), which equates to 990 positions. A gaming position is defined as either a slot machine or a seat at a table game. Penn National has five locations of similar size in the United States, located in Bangor, ME; Alton, IL; Tunica, MS; Zia Park, NM; and Biloxi, MS. These five sites have between 777 and 871 gaming positions. Penn National also operates a Category 1 casino in Pennsylvania, Hollywood Casino in Grantville, which has 2,750 gaming positions. Penn National provided average impacts from the similar sized casinos and the Pennsylvania-based casino. These calculations were used to estimate the impact of the Springettsbury location and are detailed by area of service below.

After calculating these estimates, we consulted with the relevant Managers and Directors of Springettsbury Township, the Chief of Police for the Springettsbury Township Police Department, and the Fire Chief for the York Area United Fire and Rescue, which services Springettsbury Township.

Table 1. Township Officials Consulted

Name	Position	Entity
Benjamin Merchant	Township Manager	Springettsbury Township
Dori Bowders	Manager of Administrative Operations	Springettsbury Township
Mark Hodgkinson	Director of Public Works/Wastewater	Springettsbury Township
Teresa Hummel	Director of Finance	Springettsbury Township
Daniel E. Stump	Chief of Police	Springettsbury Township Police Department
Daniel Hoff	Fire Chief	York Area United Fire and Rescue

From these discussions, we identified baseline service levels across Township departments. We then calculated the percentage increase that the proposed casino would have on the Township. Along with the current Township budget, we used our analysis to calculate the relative cost to the Township against the estimated new tax revenue generated by the proposed casino.

Finally, we integrated our analysis with traffic and utility impact analyses that Penn National had commissioned for the casino to understand the overall local service impact of a Category 4 casino in Springettsbury Township.

Township Budget and Current Conditions

Springettsbury Township’s General Fund Budget was approved for \$14.1M in 2018 (Table 1).

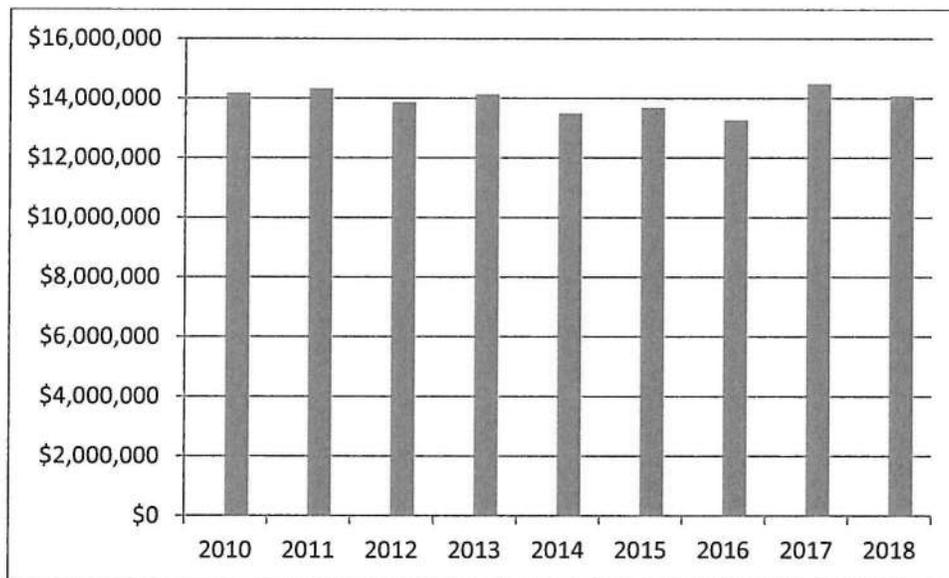
Table 2. Springettsbury Township General Fund Budget 2018

	Appropriated
General Government	\$1,565,171
Public Safety	\$7,998,231
Community Development	\$1,121,672
Public Works	\$1,667,704
Community and Cultural Services	\$507,070
Debt Service	\$333,070
Contributions	\$37,000
Fixed/Sundry	\$344,868
Transfers	\$666,950
Total	\$14,088,697

Source: Township of Springettsbury (2018)

The Township’s General Fund has remained relatively flat since 2010. Despite some minor changes year-to-year, there has been a 0 percent change overall since 2010 when the General Fund is calculated in 2018 dollars.

Figure 1. Township General Fund 2010-2018 (in 2018\$)



Source: Township of Springettsbury (2010-2018)

Any major new revenue sources would represent a significant increase in the Township’s General Fund.

Public Works Department:**Street Maintenance:**

Due to the nature of the proposed casino location site, we anticipate negligible impacts on street maintenance. Located within an existing regional shopping mall, the proposed casino would be part of the York Galleria Mall, an already well-trafficked area.

As noted, Penn National commissioned a traffic study from the Transportation Resource Group (TRG). This study estimates that, at max build-out, the casino would generate 3,753 additional trips on a daily basis and 5,518 additional trips on Saturdays. Currently the annual average daily traffic (AADT) on roads adjacent to the York Galleria ranges from 5,700 on Pleasant Valley Road to 16,500 on Memory Lane.¹ Some of the new traffic added is expected to be offset by the closures of two of the Galleria's anchor stores, the Bon-Ton and Sears.

Sanitation, Water, and Sewer:

Water is currently provided to the site by the York Water Company, which feeds water through three water mains located on all three sides of the site. The addition of the casino to the site is expected to require an upgrade to the domestic water line from 2 inches to 4 inches. The site expects to use 21,663 gallons of water (including the water needed for sanitation) per day.

The size of the current public sanitary sewer line at the site is 4 inches and would need to be upgraded to a 6 or 8-inch line to accommodate the peak flows generated by a casino; the private sanitary sewer line is already an adequate size at 8 inches. To accommodate the increased number of people visiting the casino, the site would have to add 60 Equivalent Dwelling Units ("EDUs") to the currently existing 2 EDUs. The cost to add an additional EDU in Springettsbury Township is around \$2,568, totaling to \$154,080 to reach 62 EDUs.

Public Safety:

As noted, Penn National provided the average number of public safety calls per month and average number of calls per month per gaming position. This data enabled us to estimate the anticipated number of new public safety calls from the proposed casino location. The average calls per month per position were multiplied by the number of gaming positions at both the opening and max build-out levels for police, fire, and Emergency Medical Services ("EMS").

Table 3. Estimated Calls/Month at Springettsbury Location

Casino Location	# Gaming Positions	Police	Fire	EMS
Estimated Opening	620	4.1	1.5	1.4
Max Build-Out	990	6.6	2.3	2.2

¹ TRG Traffic Study for Proposed York Galleria casino location.

We then used information provided from Springettsbury Township officials to calculate the percentage increase on local public safety services from their current baseline operations.

Police:

Springettsbury Township operates a local police force, the Springettsbury Township Police Department (“STPD”), that manages law enforcement in the township. In total, the STPD receives an average of 917 calls per month, 83 of which are motor vehicle accidents or other traffic related incidents.² Using the average number of calls per month to police from the sample casinos, we estimate that, if the casino does open in Springettsbury Township, STPD could expect to receive an average of 4.1 additional phone calls per month as a result of the casino opening and an average of 6.6 phone calls per month at max build-out. This represents an estimated 0.5 percent increase and 0.8 percent increase in non-traffic related police calls for the Springettsbury Township Police Department. We do not anticipate that the casino will have a material impact on the STPD.

Fire:

The York Area United Fire and Rescue Department (“YAUFRD”), which operates in Springettsbury Township as well as the surrounding Spring Garden and Manchester Townships, provides fire suppression, fire prevention, EMS, disaster planning, and safety education to the residents and members to the three communities. The YAUFRD is staffed with a combination of both career and volunteer firefighters. Despite the broader trend of decreased volunteers, the YAUFRD ensures that all of the stations under its jurisdiction maintain the minimum staffing requirement to respond to calls. Every year, the YAUFRD receives an average of 333 calls per month, of which an estimated 142 originate in Springettsbury Township.

Using the average number of calls per month to the fire department from the sample casinos, we estimate that YAUFRD should expect to receive an average of 1.5 additional phone calls per month as a result of the casino opening and an average of 2.3 phone calls per month at max build-out. This represents a 0.5 to 0.7 percent increase in fire calls per month overall and a 1.1 to 1.6 percent increase in calls originating in Springettsbury Township. We do not anticipate that the casino will have a significant impact on the York Area United Fire and Rescue Department.

EMS:

Springettsbury contracts its ambulance and EMS services from the YAUFRD. This contract includes two intensive care units that operate 7 days a week: one 24-hour unit and one 12-hour unit. Currently, YAUFRD receives around 333 EMS phone calls per year originating from Springettsbury Township. Based on other Penn National casino locations, we estimate an additional 1.4 EMS calls per month at the opening and 2.2 at max build-out. Similar to fire services, this represents a 0.4 to 0.7 percent increase in EMS service demand. Overall, we expect that the proposed casino will have a negligible impact on local EMS services.

² On average, the STPD handles 300 felonies, 600 misdemeanors, and 500 summary offensives per year.

Traffic and Transportation

Based on the estimated daily trips increase, the traffic study completed by TRG provides one on-site and two off-site recommendations to ensure safe and efficient traffic movement:

Site Access:

1. The Whiteford Road/York Galleria SW driveway improvement options include the following:
 - a. Change the driveway to right in-right out only
 - b. Change the driveway to egress only

Off Site:

1. Provide a contribution to Springettsbury Township to optimize the traffic signal timings at Mt. Zion Road (S.R.0024)/U.S. 30 Westbound Ramps – Whiteford Road intersection.
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In total, these improvements are estimated to cost \$97,750.³

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The casino site is not expected to have an adverse effect on housing in the surrounding area due to US Route 30 and PA Route 24 adequately separating the York Galleria Mall from the surrounding residential community. There are two anticipated residential developments proximate to the site location. The first, Pleasant Valley, LLC is located on the northwest corner of the Mt. Zion Road (S.R.0024)/Pleasant Valley Road intersection. This development includes 80 apartment units as part of a larger mixed-use site. The other residential development is Triplet Springs, consisting of 129 single family homes located north of the York Galleria Mall. We expect that the location of the casino in an existing commercial hub is projected to result in a minimal impact on local housing.

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The Permits/Planning/Zoning office should anticipate a one-time and minor impact due to the administrative work needed for the construction of the casino. This impact is expected to subside once construction of the casino is underway. The ongoing operations of the casino are expected to have a minimal impact on the permits office and should not produce any significant adverse increases in workload in other government departments.

Conclusion

In total, we estimate that the casino development is expected to have an upfront impact of \$252,000 on the Township from capital improvements; however, we would anticipate the casino to offset these costs through direct and/or indirect contributions.

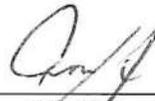
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Traffic Improvements	\$97,750
Total	\$251,830

CERTIFICATE OF SERVICE

I, Alex M. Hvizda, hereby certify that on this 5th day of September, 2018, I caused a true and correct copy of the foregoing *Local Impact Report*, to be served by electronic mail and first class mail, return receipt requested upon the following:

Ben Marchant, Township Manager
SPRINGETTSBURY TOWNSHIP
1501 Mount Zion Road
York, PA 17402
ben.marchant@springettsbury.com



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york daily record

NEWS

Hollywood Casino York: Before it opened, some feared crime would be a problem. So, has it?



Teresa Boeckel

York Daily Record

Published 6:01 a.m. ET Nov. 8, 2021

Hollywood Casino York has been open in Springettsbury Township for nearly three months now, and local and state police have been called to respond there more than 100 times.

The nature of the calls vary: theft, public drunkenness, disorderly conduct and compulsive gamblers who are not permitted inside a casino.

Overall, it's been status quo compared with other casinos around the commonwealth, state police spokeswoman Grace Griffaton said.

Money, money: Hollywood Casino York: How much revenue has it made since its grand opening?

Grand opening: Hollywood Casino York opens, breathing new life into former Sears store at York Galleria

Take a peek inside: See the games, food and more

"It's nothing that I'd qualify as alarming or unexpected," Lt. Joseph Spingler of the state police York barracks said.

The mini-casino opened on Aug. 12 in the York Galleria. It is located in the former Sears store, which closed its doors in 2018.

Springettsbury Township officials saw the casino as a way to help revitalize the mall. It would help to bring in customers who would spend money at businesses and restaurants.

Some residents, however, had spoken out against it, citing a variety of concerns, including crime.

In 2018, a consultant analyzed how the casino might impact the municipality and determined that nothing significant was expected for police, fire and ambulance services.

"The safety and security of our patrons and team members is our top priority," said Jeff Morris, spokesman for Penn National Gaming, the owner of Hollywood Casino York.

"Since opening, we have had minimal safety issues, due to the strong partnership between our internal security team, the Springettsbury Township Police and the Pennsylvania Gaming Control Board."

Which police force covers the casino?

State police has jurisdiction on all casinos in the commonwealth, said Doug Harbaugh, a spokesman for the Pennsylvania Gaming Control Board. In some cases, full-time troopers are stationed within the larger facilities, but not at the York County site.

At Hollywood Casino York, state police handle matters on the inside while Springettsbury Township Police responds to calls in the lobby and outside of the building.

State police has reported 64 instances of troopers being called to respond, Griffaton said.

Municipal police handled 44 calls between the grand opening and Oct. 15, Springettsbury Lt. Brian Wilbur said.

Alcohol-related incidents reported

A high percentage of calls are alcohol-related, Wilbur said. For example, the department receives calls about an erratic driver or a disturbance. Sometimes officers check the area, but the individuals are gone when they arrive.

Just weeks after the casino opened, state police responded for a 42-year-old man who who was intoxicated and refused to leave, according to a news release. The man was taken into custody to be charged with public drunkenness.

In early September, Springettsbury Township police charged a Massachusetts man with indecent exposure and public drunkenness after he was seen by a trooper and on video

CA-2.j.

footage defecating in a flower bed. The trooper was responding to a fight inside the casino at the time, according to court records.

Security personnel at the casino helps maintain order by checking for signs of intoxicated individuals and trying to resolve any problems that arise before calling police, Wilbur said.

Ruben Warren, general manager of Hollywood Casino York, told the York County Economic Alliance's Economics Club over the summer that the casino will not allow anyone who is intoxicated to leave unescorted. The customer will be given a free ride home or a hotel stay to sober up.

Individuals banned from gambling

In some cases, state police are called for people who are prohibited from going to a casino, Griffaton said.

Individuals who have a gambling problem can voluntarily place themselves in a self-exclusion program. It prohibits them from participating in gaming activities at a casino and offsite venues, and they cannot collect winnings, recover losses or accept gifts, according to the state Gaming Control Board's website.

In mid-September, state police cited a 67-year-old Maryland woman with criminal trespass at Hollywood Casino York. She was in the self-exclusion program, the report states.

Theft of vouchers, other cases

State police have investigated other cases, including stolen vouchers.

In mid-September, troopers took a report for a theft of lost or misplaced property at the casino.

Someone stole a \$1,003.80 voucher ticket from a 48-year-old Fawn Grove man, the report states. State police are investigating.

Another voucher was reportedly stolen in September as well, according to state police. No charges were filed.

State police also cited a York man who was acting disorderly inside the casino in early

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October. Troopers reported that he followed a 22-year-old woman and yelled at her.

Mall owners: Impact has been positive

CBL Properties, which owns the York Galleria, says that crime has not been a problem.

It has been working with the casino and Springettsbury Township police to ensure a positive experience for casino-goers and visitors to the mall, spokeswoman Stacey Keating said in an email.

Traffic and sales at the mall have been up, she said.

The York Galleria saw a 20% increase in traffic in September when compared with the same month in 2019.

"We're thrilled with the positive impact the Casino has had on the property, driving not only additional traffic but sales as well," she said in an email.

From: Daniel Materna <sailordan76@verizon.net>
Sent: Monday, July 25, 2022 10:18 PM
To: CTCouncil
Cc: Adam Brumbaugh; Mike Bloom; Jennifer Snyder
Subject: Nittany Mall Casino -- two different articles published today by two casino media outlets

Dear College Township Council members,

Here are two timely and excellent articles published today regarding the proposed Nittany Mall Casino:

[State College Casino Near Penn State University on Hold](#)

[Decision On Nittany Mall Mini-Casino On Hold Until Mid-Autumn \(pennbets.com\)](#)

Please include both articles in the correspondence section of the Consent Agenda for the next College Township Council meeting.

Thanks very much!

Sincerely,
Daniel Materna
Howard, PA

From: Barbara Furman <bes10.furman@outlook.com>
Sent: Thursday, July 28, 2022 1:38 PM
To: CTCouncil
Subject: Nittany Mall Mini Casino

You don't often get email from bes10.furman@outlook.com. [Learn why this is important](#)

Dear College Township Council Members.

I have been a resident home owner in College Township for over 40 Years. I am registering my opposition to the establishment of the casino proposed for the Nittany Mall. It is being brought here by non-residents of Centre County, not someone who will be living here and experiencing what I believe will be more significant problems than perceived benefits to us.

One of those issues is the influx of crime that follows such ventures. The results of the previous impact study have been brought into question as to their accuracy, even significantly underestimating the problems. Therefore I am requesting that the Council commission your own independent impact study before you make a decision that has such an impact on those of us living here.

I have loved this community for all the years, beginning my student days at PSU, but I must admit that it seems like we residents are often disregarded over issues that affect us. Please don't let this be one of those issues.

Thank you,
Barbara Furman
214 W, Whitehall Road
State College

Sent from [Mail](#) for Windows