



Exhibit VIII.C.7.a. – Description of Proposed Hotel

Submit as Exhibit VIII.C.7.a. a description of the proposed hotel(s), including the types of rooms, the numbers and proposed square footage of each type of room at full build-out and for each phase, if applicable. Describe the level of service and, if known, the flag or brand of the proposed hotel. If more than one level of service and/or flag or brand is intended, describe each level of service and/or flag or brand and how they will be developed, operated, and marketed separately but may be operationally combined. Provide copies of any arrangements or agreements relating to branding, franchising and hotel loyalty or patronage programs planned in connection to the proposed hotel(s) that are different from the Applicant’s or the Manager’s branding and customer loyalty or patronage programs.

DESCRIPTION OF HOTEL

The proposed Tioga Downs Hotel will have 161 guest rooms of varying sizes including a Bride’s room as reflected in the following table.

TABLE I: GUEST ROOM MIX					
	UNIT COUNT ALL TYPES	KING	QUEEN/QUEEN	ADA	SUITE
FLOOR					
GROUND	19 KEYS	4 KEYS	12 KEYS	2 KEYS*	1 KEY*
SECOND	27 KEYS	9 KEYS	15 KEYS	2 KEYS	1 KEY
THIRD	28 KEYS **	10 KEYS	14 KEYS	1 KEY	3 KEYS
FOURTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
FIFTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
SIXTH	29 KEYS	11 KEYS	15 KEYS	1 KEY	2 KEYS
TOTAL	161 KEYS	56 KEYS	86 KEYS	8 KEYS	11 + 1 ADA (12 KEYS TOTAL)

* 1 SUITE TO BE ADA
** BRIDAL SUITE INCLUDED

Guest rooms range in size from 424 square feet to 869 square feet.



		TIOGA DOWNS CASINO RESORT TIOGA DOWNS CASINO, TOWN OF NICHOLS, TIOGA COUNTY, NEW YORK <small>NEW YORK GAMING FACILITY LOCATION BOARD RESPONSE TO REQUEST FOR APPLICATIONS TO DEVELOP AND OPERATE A GAMING FACILITY IN NEW YORK STATE</small>	VIEW OF TYPICAL GUEST SUITE	
			<small>DATE</small> JULY 2015	<small>EXHIBIT NO.</small> VIII.C.5.a.11.10

The following table highlights guest room sizes. Guest rooms are larger than typical for a hotel of this style and type (this is discussed further under Level of Service).

TABLE 2: GUEST ROOM SIZE RANGE	
ROOM TYPE	NET AREA (SQ. FT.)
KING	430
KING EXTENDED	543
DOUBLE QUEEN	430
SUITE	755 - 869
ADA	538 - 755
BRIDE'S ROOM	424



The Food and beverage offerings include a variety of dining experience such as an all-day PJ Clarke’s restaurant with a private dining room, a bar, and a Virgil’s Real BBQ and Honky Tonk restaurant. The food and beverage facilities are depicted in the following table.

TABLE 3: FOOD AND BEVERAGE FACILITIES		
	SEATING CAPACITY	DINING AREA (NET)
VIRGIL'S BBQ & HONKY TONK BAR	200 SEATS	5,450 SF
COUNTY FAIR BUFFET RESTAURANT	200 SEATS	5,370 SF
COASTER'S SPORTS BAR	200 SEATS	3,600 SF
MR. G'S POST TIME PIZZA		740 SF
OWEGO SOFT SERVE & CAFE FIACCO		435 SF
PJ CLARKE'S RESTAURANT	150 SEATS	3,551 SF
CONCESSION STALL #1		1,651 SF
CONCESSION STALL #2		329 SF
CONCESSION STALL #3		108 SF

The proposed Tioga Downs Hotel will also include an approximate 6,500 square foot Exhibition Hall and Event Center for weddings, special events, meetings, conferences, and indoor entertainment. The event venue capacity is reflected in the following table.

TABLE 4: WEDDING, MEETING & EVENTS CAPACITY		
	SEATING CAPACITY	NET AREA
EVENT CENTER		6562 SF
BANQUET SETTING	410 SEATS	
CONCERT SETTING	594 SEATS	
EXHIBITION SETTING	594 PEOPLE	



The proposed hotel as planned will comprise a total gross floor area of 96,978 square feet. The following table provides a summary of the net and gross floor area of the facilities and amenities.

TABLE 5: BUILDING AREA SUMMARY			
		UNITS/ SEATING CAPACITY	NET AREA
GROUND FLOOR			
GFA:	17,066 SF 19 KEYS		767 SF 965 SF 722 SF 1213 SF 391 SF 224 SF 72 SF 104 SF 1273 SF 55 SF
SECOND FLOOR			
GFA:	15,360 SF 27 KEYS		1290 SF 255 SF 116 SF 145 SF 106 SF
THIRD FLOOR			
GFA:	16,138 SF 28 KEYS		1400 SF 34 SF 106 SF 129 SF
TYPICAL FLOOR (FLOOR 4 TO 6)			
TOTAL GFA:	48,414 SF 29 KEYS		1290 SF 34 SF 106 SF 139 SF
OUTDOOR AMENITIES		200 PEOPLE	
GRAND TOTAL GFA:	96,978 SF 161 KEYS		

HOTEL BRANDING

Tioga Downs features a County Fair theme. This theme has been incorporated throughout the interior design of the proposed subject hotel.

The proposed subject hotel will be operated as an independent hotel, and branded as the Tioga Downs Hotel. The proposed hotel will be positioned as an integral component of a destination resort, which also includes the racetrack, the proposed expanded casino, an event and entertainment venue and a golf course.



Tioga Downs have signed an option for a 99-year lease to take over the Tioga Country Club and construct a new Clubhouse, which features an 18-hole golf course, if the application for the casino gaming license is successful.

While branding is an important consideration for transient hotels, as a destination resort, we are selling to an audience that is drawn to value and an experience that's something different, and as such, our branding encompasses the entire resort experience and will promote the Southern Tier as a destination of choice for both new guests and as a place to live and work.

The Tioga Downs Experience will range from gaming and horse racing to a wide range of food and beverage experiences in the casino and the hotel, live entertainment and concert series, our new Winterfest (a holiday event with music, fireworks, and light shows that will run from Thanksgiving to New Year's Eve) and golf.

Our objective is to induce new demand into the Southern Tier. Our location, product, service, experience, and distribution (sales & marketing) capabilities are all valuable in positioning Tioga Downs and the Southern Tier for success.

We have support systems, best practices and policies and procedures across all disciplines. The branding of the Tioga Downs hotel will be further supported with a strong PR and advertising strategy geared to drive new demand into the Southern Tier and with a very strong direct sales program to capture group business.

The proposed subject hotel will also be supported with integrated reservations and marketing platform from TravelClick, a third-party global business-to-business software company. Over 37,000 hoteliers use TravelClick's products worldwide.

Our branding is designed to create a destination resort that focuses on unique experiences throughout the year.

We will build upon our existing Players Club platform and will be introducing a loyalty program that will focus on dining, accommodations, golf and entertainment events.

LEVEL OF SERVICE

The proposed subject property will be positioned as a full-service 3.5-star hotel. As a destination resort, the proposed property will feature upscale décor, with a whimsical County Fair theming.

Tioga Downs Works For The Southern Tier



The proposed hotel will have a highly trained staff and the level of service will reflect a degree of refinement not typical for a three-star hotel. The focus of service will be an engaging and dynamic guest experience. The multi-faceted nature of Tioga Downs Casino Resort will provide a full spectrum of experiences available to be enjoyed by guests.