Exhibit VIII.C.17.c

INFRASTRUCTURE REQUIREMENTS: NECESSARY UTILITY IMPROVEMENTS

Submit as Exhibit VIII. C.17.c. a description of the electricity, sewer, water, and other utility improvements needed to adequately serve the Gaming Facility Site to include: (i) the estimated cost of the improvements; (ii) the estimated date of completion; (iii) the names of the parties, whether public or private, initiating the improvements; (iv) the names of the parties responsible for the costs of the improvements; and (v) if more than one party is responsible for the costs, the proportionate distribution of the costs among the parties.

NECESSARY UTILITY IMPROVEMENTS

Electricity

Central Hudson Gas & Electric Corporation has indicated in writing a willingness and capacity to serve the proposed Nevele Resort, Casino & Spa (see Appendix B). The design team is involved in regular communication with Central Hudson Gas and Electric to plan for one service to be brought to the Nevele site. Overall, a new overhead transmission line must be extended to the site from a modified existing Central Hudson electrical substation. Central Hudson anticipates 6-8 months are required to install all infrastructure required to serve our site.

The choice between two funding methods offered by Central Hudson Gas & Electric has been made available to us. These two funding methods are offered by Central Hudson to assist us with financing the upgrade of the substation and the installation of the new overhead transmission line from the sub-station to the site.

- The first method is referred to as the 'Substation Rate'. The substation rate scenario requires us to fund 100% of the infrastructure upgrade at the time of the upgrade. In return, we would be offered a reduced demand rate for power usage. If the Substation Rate is selected, the estimated net savings per year is about $130,000 per year.
- The second method is referenced as 'Large Power Primary Rate'. This option allows for all costs associated with infrastructure upgrades to be funded by Central Hudson and in turn, we would be offered the standard demand rate for power usage.

We have decided to select the 'Large Power Primary Rate' approach to avoid being exposed to additional upfront cost associated with the project. The total cost of all infrastructure upgrades is estimated to be about $800,000 – $1,000,000, which will be funded by Central Hudson.

The new service will be served from the existing Central Hudson Greenfield sub-station. The existing sub-station will be required to be modified in order to accommodate a new circuit to serve our site. A new overhead transmission line is required to be installed from the Greenfield sub-station to the our project site. The portion of overhead

transmission line from the entrance of the site at Route 209 to the proposed primary service switchgear will be installed by Central Hudson.

An area adjacent to the northern property line across from the service road has been discussed with Central Hudson as a possible demarcation point. At this location, an incoming cubicle with metering components shall be installed, and will be owned and maintained by Central Hudson. The costs associated with this equipment are included in the cost of the overhead distribution line cost by Central Hudson.

A 13.2KV metal-clad primary selective switchgear shall be installed adjacent to the Central Hudson owned cubicle(s). This switchgear is proposed to be installed, owned and operated by Nevele and will serve the entire proposed facility.

Cost
$800,000 - $1,000,000

Date of Completion
8 months from release

Party Making Improvements
Substation improvements, new overhead lines to site, and metering cubicle by CHG&E. Switchgear by Tishman

Party Responsible for Costs
Central Hudson Gas & Electric

Sewer

The Village of Ellenville's existing wastewater treatment plan has sufficient capacity to treat wastewater generated by the Nevele Resort, Casino & Spa.

Wastewater from our various facilities will be collected and conveyed through a series of new PVC gravity sanitary sewer collection pipes constructed on-site which ultimately will discharge into a sanitary sewer pump station located on the Nevele property. This sanitary sewer pump station will be owned, operated and maintained by us.

Wastewater from the pump station would be conveyed via an HDPE forced main to the Village of Ellenville's sanitary sewer collection system within Nevele Road. Approximately 4,000 linear feet of force main will be directionally drilled along

Arrowhead Road, which will include an insulated, heat trace aerial crossing mounted to the Sandburg Bridge. At the intersection of Arrowhead and Nevele Roads, the force main will traverse north along Nevele Road finally discharging to an existing 8-inch gravity sewer main owned by the Village. Additional improvements to the Village's collection system will be made by Nevele Resort, Casino & Spa. These improvements include the "upsizing" approximately 2,000 feet of the existing collection system to accommodate the additional flow.

The Village of Ellenville has approved an agreement with the Nevele to provide wastewater treatment for the project (Outside District User Agreement) which stipulates that the Village will provide service and the sponsor will pay for any required mitigation. A copy of the agreement is attached. A description of the permitting and approval process is provided in the table on the final page of this exhibit.

Based on the condition of the existing Nevele WWTP it is anticipated this plant will be decommissioned in conjunction with the proposed Project. Accordingly, the associated NYSDEC discharge permit will be closed and terminated.

Cost
$ 1,940,500

Date of Completion
10/15/15

Party Making Improvements
Tishman Construction

Party Responsible for Costs
Nevele Resort, Casino & Spa

Water

The Village of Ellenville's existing public water system has sufficient treatment, storage, and pumping capacity to satisfy the anticipated combined water demand of the Water District and the proposed project. No adverse impacts on the Village's water distribution system are anticipated. Existing transmission facilities, currently serving the site (8" water main) are adequate to address domestic water demands.

The project will include the installation of an entirely new on site water distribution system in conformance with *Recommended Standards for Water Works"* (Ten States Standards). The distribution system will include hydrants consistent with NFPA requirements. All new facilities will be fitted with sprinkler systems designed in accordance with NYS Building Code, Fire Code, and provide fire flows consistent with applicable NFPA Standards and ISO requirements.

The Village of Ellenville has approved an agreement with the Nevele to provide water to the project (Outside District User Agreement) which stipulates that the Village will provide service and the sponsor will pay for any required mitigation. A copy of the agreement is attached. A description of the permitting and approval process is provided in the table on the final page of this exhibit.

Cost
$ 500,000

Date of Completion
10/15/15

Party Making Improvements
Tishman Construction

Party Responsible for Costs
Nevele Resort, Casino & Spa

Supporting Documentation

To fully respond to the Exhibit, a table summarizing the permitting process is provided below, followed by the attachments below:

- Water and Wastewater Master Plan Map
- Copy of Utility Letter
- Water Agreement
- Wastewater Agreement

Infrastructure Permits				
Approval	**Local Government Approval**	**Description of Permit Procedure**	**Anticipated Permit Conditions**	**Status/ Estimated Approval Date**
Electric				
No Local Approvals Required	No local Permit Required -	-	-	-
Sewer				
Wastewater Conveyance System	Design approval by Village of Ellenville Board of Trustees	Submit Final Engineer's Report and Plans to Village Village review & comment	Sponsor/applicant to pay for all facility improvements; consistent with approved Community Mitigation Plan.	Village has issued a Local Government Agreement Design approval/permit October 2014
Sewer Collection System and Sewer Main Extension	NYS Department of Environmental Conservation	Submit Engineers Report and Plans NYSDEC Review Issue plan approval	No special conditions	October 2014
Water				
Water Supply Connection	Design approval by Village of Ellenville Board of Trustees	Submit Engineers Report and Plans	Sponsor/applicant to pay for all facility improvements; consistent with approved Community Mitigation Plan.	Local Government Agreement October 2014
Water Supply and Distribution Design	Ulster County Department of Health	Design		October 2014
Roadway and Traffic				
Road Discontinuation	Town Board		Local Government Agreement	September 2014
Work Permit within Right of Way	Town Highway Department			September 2014
Design Approval – Highway Work Permit	NYS Department of Transportation			December 2014

Stormwater				
GP-0-10-001 SPDES General Permit	Town of Wawarsing Town Board Approval	Final SWPPP provided for review as component of Site Development Plan approval. Submit Notice of Intent (NOI).	No special conditions anticipated	July 2014 October 2014