

**Exhibit VIII.C.4.b**  
**Suitability of Project Site**

***Submit as Exhibit VIII.C.4.b, a detailed analysis of the suitability of the proposed Project Site for the proposed Gaming Facility and the ways in which the proposed Gaming Facility supports revitalization, if applicable, and the proposed relationship of the Project Site to adjoining land uses and proposed land uses to ensure compatibility with those adjoining land uses.***

The City of Schenectady is a distressed area as evidenced by the following statistics:

- With 66,135 residents (2010 Census), Schenectady is a Community Development Block Grant (CDBG) Entitlement Community, and has been designated as an Enterprise and a Renewal Community and Empire Zone Area.
- 22.6% of persons live below poverty level, compared to 14.5% statewide (US Census 2007-11); 47% of all household annual incomes are less than \$35,000.
- 66% of Schenectady City School District students are eligible for free or reduced school lunches. Only 57.5% of the 2007 9<sup>th</sup> grade cohort graduated by August 2011; 23.8% dropped out (NYS ED).
- The vast majority of the County's Public Assistance recipients live in the City. In April 2012, 24,009 people /12,068 households received Food Stamps, 5,383 received Supplemental Security Income Assistance, and 3,432 received Temporary Assistance, an increase of 385 over the past 2 years (NYS OTDA).
- Schenectady City/County fell under 2011 Hurricane Irene and Tropical Storm Lee federal disaster declarations.
- The City has had notable recent job loss, i.e. SuperSteel: 175 jobs and Contec: 132 jobs.

The proposed Gaming Facility will support revitalization by replacing one of the country's old brownfields with a \$300 million destination resort that will attract a projected 2.8 million new visitors per year and help restore opportunities and vitality to the area. This marks an incredible opportunity to immediately turn around decades of neglect and misfortune and erect in its place a key element of Schenectady's resurgence. Further, the proposed Gaming Facility is located next to the planned \$150 million Mohawk Harbor, a planned mixed use development with residential, commercial, retail and hotel components. The new community will feature public access to the waterfront through use of a harbor, boat docking facilities, walking trails, parking, green space and a direct link to the Mohawk Hudson Hike-Bike Trail. The combined \$450 million investment is unprecedented on the Mohawk River. These projects will be transformational for the City and region.

See Exhibit VIII.B.5 for further discussion about how the proposed Gaming Facility will support revitalization and economic development.

The project site is located along the historic Mohawk River and Erie Canal. Market studies by the New York State Canal Corporation (Source: Scotia/Schenectady Waterfront Market and Feasibility Study) estimate lost spending between \$1 million and \$3 million per year because there is currently no place for potentially 46,000 boaters and cruisers to dock and access goods and services on this

stretch of the Erie Canal. The Gaming Facility and the rest of the neighboring Mohawk Harbor development will revitalize this stretch of riverfront, transforming this area into a new destination.

The proposed Gaming Facility is positioned in the right location to transform a vacant brownfield site into an economically productive component of the community, support revitalization, complement the planned Mohawk Harbor development, and enhance the Mohawk River waterfront.