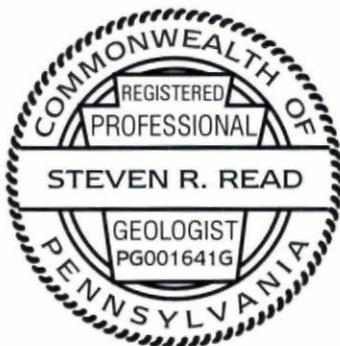


Mr. Bernard A. Yannetti, Jr., Esq.
Advantage Project 1002004
March 26th, 2010
Page 7 of 7

Advantage appreciates the opportunity to assist you on this project. Should you have any questions regarding this evaluation or if we may be of further assistance, please do not hesitate to contact us at 717 458-0800.



Very truly yours,
ADVANTAGE ENGINEERS

A handwritten signature in blue ink that reads "S.R. Read".

Steven R. Read, P.G.
Senior Hydrogeologist

Edward L. Balsavage, P.E.
Principal

Attachments

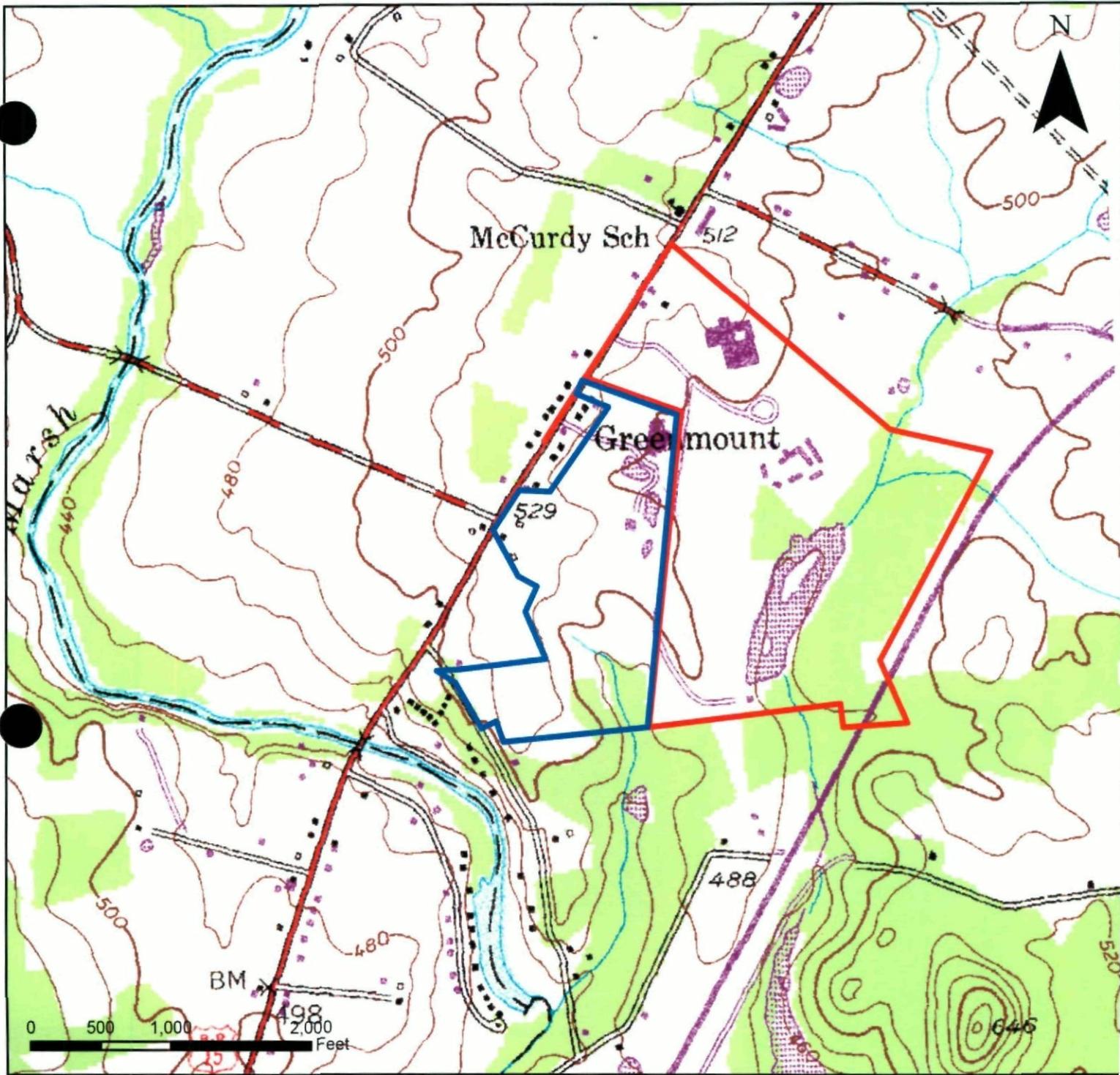


Figure 1 - USGS Topographic Map
Fairfield PA, 7.5 Minute Quadrangle

ADVANTAGE
ENGINEERS

Timeless Towns of America Site

Cumberland Township
Adams County, Pennsylvania

Advantage Project #: 100200401
March 2010

-  Subject Property
-  Gettysburg Foundry Property



**Figure 2 - Aerial Photograph
2003 PASDA Aerial Photography**

**ADVANTAGE
ENGINEERS**

Timeless Towns of America Site

Cumberland Township
Adams County, Pennsylvania

Advantage Project #: 100200401
March 2010

-  Subject Property
-  WWTP - Waste Water Treatment Plant
-  Supply Well
-  Geologic Contact



Figure 3 - Tax Parcel Map Boundaries
Adams County, PA Interactive GIS Mapping

ADVANTAGE
ENGINEERS

Timeless Towns of America Site

Cumberland Township
Adams County, Pennsylvania

Advantage Project #: 100200401
March 2010

-  Subject Property
-  Geologic Contact

TIMELESS TOWNS SITE PHOTOS



Photo 1: View of Well 102.



Photo 2: View of Well 102, looking towards hotel.

TIMELESS TOWNS SITE PHOTOS



Photo 3: View of Well 103 stick-up near edge of overflow parking.



Photo 4: View of Well 104, looking towards hotel at edge of overflow parking.

TIMELESS TOWNS SITE PHOTOS



Photo 5: View of Well 105 at edge of overflow parking.



Photo 6: View of Well 106 in woods near overflow parking .

TIMELESS TOWNS SITE PHOTOS



Photo 7: View of Well 310 stick-up within the campground facility.



Photo 8: View of Well 107 within the campground facility.

TIMELESS TOWNS SITE PHOTOS



Photo 9: View of Well 108 within the mini-golf facility.



Photo 10: View of in-ground storage tank with concrete cylindrical treatment building.

Mason Dixon Resort
SDGI File 0983
03 April 2010

REPORT ON WASTEWATER TREATMENT FACILITIES AT THE PROPOSED MASON DIXON RESORT

On the afternoon of Friday 02 April 2010, an inspection of the sewage treatment facility at the existing Eisenhower Inn and All Star Sports Complex was conducted. George Krichten, the licensed treatment plan operator was interviewed.

Wastewater is collected from the various improvements on the property, including the Eisenhower Inn I, Eisenhower Inn II, Devonshire Village Condominiums and the All Star Sports Complex, via a gravity sewer collection system consisting of manholes and primarily eight inch diameter gravity sewer lines. The gravity lines transport wastewater to the treatment plant.

The wastewater treatment plant has a permitted capacity of 0.11mgd (110,000 gallons per day). The Pennsylvania Department of Environmental Protection (PADEP) Permit issued for this site will expire on 31 March 2011. A Permit renewal application must be submitted to the PADEP on or before 30 September 2010.

Mr. Krichten provided Discharge Monitoring Reports (DMRs) for nine of the twelve months in 2009. The following spreadsheet indicates that the average flow for the year was 0.0157mgd, with an average peak flow of 0.032mgd. These flows are far below the permitted capacity of 0.110mgd.

MONTH	FLOW (AVE)(mgd)	FLOW (PEAK) (mgd)
JAN		
FEB	0.013	0.024
MAR	0.015	0.036
APR	0.02	0.048
MAY	0.018	0.048
JUN	0.015	0.024
JUL	0.018	0.036
AUG	0.014	0.024
SEP	0.013	0.024
OCT		
NOV	0.015	0.024
DEC		
	0.141	0.288
AVERAGE	0.0157	0.032

The treatment plant is a steel tank, extended aeration processing plant. It is currently in need of some repair and upgrade as one of the individual tank walls has "buckled" and must either be repaired or a parallel tank must be installed.

Sharrah Design Group, Inc.

**Mason Dixon Resort
SDGI File 0983
03 April 2010**

The above referenced repair work will be completed if/when it is finally determined if the Cumberland Township Authority will be installing a public sewer system in this portion of Cumberland Township.

The Township has updated its Official Sewage Facilities Plan (commonly called the Act 537 Plan) to provide public sewer in this area of the municipality. This Plan has been approved by the PADEP. Further, the Cumberland Township Authority has commissioned a study and design work has begun on the proposed system. PADEP granted the Authority its Part I Water Quality Permit for the project.

I spoke with the Authority's Engineer. Design of the public system is progressing slowly due to several factors, including the overall sluggish economy and now, the outcome of the Gaming Board's issuance of a license for the Mason Dixon Resort. The Engineer indicates that this facility (Mason Dixon), along with the Boyd's Bears facility will be the two major users of the system. Without them, and the funds derived from tapping fees paid by them, the project is probably no longer economically viable. The design of the public system was initiated when a "water park" was proposed for property located at the intersection of Emmitsburg Road and Cunningham Road. This water park project is no longer active.

If a firm commitment is made regarding the expanded use of the Mason Dixon Resort, it will take only several months to complete the design of the system, obtain approvals and Permits for same and obtain funding for the construction.

In summary, the existing wastewater treatment system on site has a significant amount of unused capacity. However, some repair and upgrade work will be required to realize the full potential of the plant and treat the effluent efficiently. This existing on site plant could be viewed as an "interim" solution to the wastewater needs of the project while the Cumberland Township Authority completes its design, permitting and construction of a "public" system in this area of Cumberland Township.





CUMBERLAND TOWNSHIP POLICE DEPARTMENT

1370 FAIRFIELD ROAD • GETTYSBURG, PENNSYLVANIA 17325
PHONE (717) 334-3996 FAX (717) 334-8529

February 3, 2010

To: Pennsylvania Gaming Control Board
From: Chief Don Boehs
RE: Category 3 Application of Mason-Dixon Resorts, LP

I am writing this letter in reference to Mr. LeVan's application for a Category 3 License for Mason-Dixon Resorts, LP. The Cumberland Township Police Department has not had any criminal or negative contact with Mr. LeVan. Mr. LeVan is well respected by law enforcement and the community. He is a solid and upstanding business owner. Mr. LeVan is conscious of the community's needs and he has generously contributed to many projects in the community, schools and colleges. His generosity has helped to create jobs and restore/preserve important pieces of history in the community. I believe a Casino/Resort would positively impact the community and Adams County. Thank you for your time and consideration. If you have any questions please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Boehs", written in a cursive style.

Don Boehs
Chief of Police

EXHIBIT F

 Mixed Sources
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PENNSTATE



Tourism Research Lab

Comment Paper

Casino Development in Gettysburg: Social, Economic and Heritage Impacts

Paper written by:

Duarte B. Morais, PHD

Associate Professor of Recreation, Park and Tourism Management

Co-director of Tourism Research Lab

The Pennsylvania State University

March 29, 2010

Table of Contents

1. Introduction	3
2. Community Attitudes Toward Casino Development	4
3. Economic Impacts of Casino Development	6
4. Social Impacts of Casino Development	7
5. Impacts on Historic Preservation	10
6. Impacts on Visitation Numbers	11
7. Conclusions	12
8. Bibliography	13

1. Introduction

Much like in most new casino development contexts, the proposed development of a small casino with six hundred slot machines and fifty game tables in Gettysburg has elicited conflicting reactions from interest groups, the public, and the media. While stakeholder input is important for the sustainable development of tourism destinations and host communities, it is necessary that such dialogue be supported by unbiased information and as much as possible be free from biased and unsupported guesses. Therefore, the purpose of this paper was to collect and summarize empirical evidence on relevant topics through an exhaustive search through peer-reviewed scientific literature.

The growing body of literature focused on gambling tourism suggests that communities are intrinsically resistant to change and that, as a result, most casino development initiatives are initially met with apprehension. Further, the literature shows that the best predictor of individuals' support for casino development is their perception of how casinos will affect them personally. Considering the complexity of real casino impacts, most individuals have very limited de facto understanding of how casino development may benefit or hurt them. As a result, individuals' pre-development attitudes to casinos are shaped mainly by media coverage.

Popular belief holds that casino development is a lesser evil needed for the revitalization of economically depleted areas. However, research shows that the impacts of casinos in host communities are a lot more complex and dynamic than commonly proposed. The ability of casinos to create jobs and public revenues in the form of taxes and fees is seldom contested and is generally supported by research findings. Further, research also suggests that when controlling for variables like unemployment levels and adjusted population size, casino development is not associated with crime or other social problems. In addition, most articles reporting social costs associated with casino development used subjective assessments from residents - while studies using quantitative census data generally report no effect of casino development on social indicators.

Due to Gettysburg's importance to America's national identity it is important to also consider the cultural impacts casino development may bring to the region. Based on the available research from casino development in historic towns in the West and from riverboat gambling in the Mississippi, it is evident that casino development may indeed result in significant cultural impacts in the host region. Specifically, casino development has in other regions contributed to historic preservation because sizeable public revenues accrued from gambling taxes and fees were used to fund historic preservation and because a portion of gamblers tend to visit historic attractions surrounding the casino. However, it is evident that casino development will only contribute to these desirable cultural/historic impacts when properly planned and managed.



Duarte B. Morais, Ph.D.

Associate Professor of Recreation, Park and Tourism Management

Co-director of Penn State's Tourism Research Lab

2. Community Attitudes Toward Casino Development

There is a large body of literature examining how host communities react to the development of casinos (Lee and Back 2003). For example, Lee and Back studied what factors affected the attitudes South Korean residents had about tourism development near their communities. Carmichael (2000) studied the attitudes local residents developed towards the Foxwoods casino in Connecticut. Perdue et al (1999) examined resident attitudes towards casinos in five small gaming communities Colorado and South Dakota at different stages of gaming development. Residents' attitude toward casino development is an important topic of research because most authors believe that local community support is necessary for long-term sustainable success of the industry.

The systematic examination of casino development in such varied locations has resulted in very different results. However, most authors now agree that attitudes towards casino development follow a predictable pattern through time. Namely, Perdue et al. (1999) explain that most communities react negatively to the initial rapid changes originated from casino development. Then, attitudes gradually improve as local residents adapt, learn more about the impacts of the industry, and find ways in which to benefit from it. This model was also supported by Davis and Morais (2004) when examining residents' attitude toward tourism in Williams, Arizona but these authors noted that attitudes will only gradually improve if residents are indeed increasingly able to influence and benefit from the industry.

Individuals' support for casino development depends on their perceived ability to benefit from it directly or indirectly.

Consistent with this argument, most researchers believe that attitudes toward casino development depend on each individual's perceptions about how they will be directly or indirectly impacted from casino development (Eadington 1986). These beliefs are reflected in findings from a variety of studies. For example, Carmichael (2000) reported that respondents from three towns neighboring the Foxwoods casino in Connecticut who favored the casino tended to believe that the casino was reducing unemployment, was helping residents become homeowners, was helping residents get work in tourism, and tended to believe that the casino was not hurting the environment. Moreover, these beliefs are based on information experienced firsthand, and, especially in initial stages, on information disseminated through the mass media.

Since stakeholders' attitudes toward casino development ultimately influence whether or not requests for new gambling licenses are approved or declined, some authors have examined media coverage of the impacts of casino development (Nickerson 1995). The importance of the mass media in shaping public opinion is widely accepted in various disciplines but it has not been adequately examined in the context of casino development. Therefore, it would be strongly advisable to build on Nickerson's work to further examine how issues related to casino development are represented in the media and how they affect public opinion.

Public opinion is affected by media coverage, so biased media coverage misguides public support and resistance to casinos.

Lessons for Gettysburg:

- Communities intrinsically resist the fast change typically brought by casino development. Individuals' attitudes improve when they become gradually accustomed and involved with the casino operation;
- Individuals' support for casino development depends on their perceived ability to benefit from it directly or indirectly;
- Pre-casino development attitudes are strongly influenced by the media – media accounts are biased.



3. Economic Impacts of Casino Development

Researchers have spent much effort investigating the socio-economic impacts of casino development (Felsenstein et al. 1999). As with other proposed tools for economic development, casinos are seen as potential engines for the generation of jobs and taxes (Long 1995). However, due to their specific nature, casinos are also credited with stalling economic leakage caused by local residents traveling to surrounding regions in search for recreation. Conversely, casino development is sometimes equated with costly social problems and infrastructure development (Teske and Sur 1991).

Most authors do not contest the great potential of casinos to generate substantial economic gains. Indeed, there is mounting empirical evidence that casinos contribute significantly to the regeneration of local economies by creating jobs (Dense and Barrow 2003; Felsenstein and Freeman 2001; Gerlach 1996; Room et al. 1999), taxes and fees (Ackerman 1996; Long 1995), property taxes and values (Teske and Sur 1991). However, the literature reveals that the economic benefits yielded by casinos are not always equitably distributed among the local community. For example, Teske and Sur (1991) reported that while most infrastructure costs of casino development in Atlantic City occurred downtown, the bulk of indirect economic impacts caused by new employment were concentrated in the suburbs where the majority of casino employees resided (such as income tax, home values and retail revenues). Furthermore, the direct impacts of casino visitation are typically absorbed by the gambling industry, because casino visitors do not tend to spread their expenditures with establishments outside the casinos (Teske & Spur 1991). Therefore economic benefits from casino development tend to be limited to taxes and fees paid to government agencies and indirect impacts resulting from increased employment.

Lessons for Gettysburg:

- Casino will likely benefit the region economically due to increased employment and taxes/fees. Therefore, the local community should prepare its population to capture most of the new jobs generated and should plan for judicious utilization of revenues from taxes and fees;



4. Social Impacts of Casino Development

Along with the increased interest in using gambling for regional economic revitalization, there has been a growing debate over the social problems associated with gambling. For example, opponents to gambling propose that casino development may promote increased divorce and personal bankruptcy rates due to compulsive gambling. Nichols et al. (2000) reported that a select number of counties with recently introduced casinos registered higher personal bankruptcy rates than a set of control counties. However, de la Viña and Bernstein (2002) explain that this may be due to the notion that counties with economic problems are more likely to develop casinos and as a result the higher personal bankruptcy rates reported by Nichols are caused by the region's economic problems. Indeed, longitudinal studies have revealed that the introduction of gambling in communities is not paralleled with increases in bankruptcy rates (Treasury Department 1999 and National Opinion Research Center as cited in de la Viña & Bernstein 2002).

Crime is usually also often expected to rise with the introduction of gambling in a community (Long 1995). "Public intoxication, disorderly conduct, traffic violations, bad checks and petty theft seem to be the most prevalent" problems anticipated from casino development (Long 1995, p. 195). However,

Crime rates tend to either remain the same or to decrease.

some authors have reported that when controlling for population size, crime rates tend to either remain the same or to decrease (Albanese 1985, as cited in Chang 1996). Long (1995), for example, reported that studies in Colorado, Virginia and Massachusetts revealed no increases in crime associated with gambling. Chang reported that "there was no increase in crime rates during the first two years of casino operations" in Biloxi, Mississippi (1996, p. 131). Phipps (2004) also reported that findings from a longitudinal study in Windsor, Canada revealed the opening or closing of casinos did not affect crime rates in adjacent neighborhoods. These findings were attributed to improved economic conditions in the community and to increased tax revenues to support law and order services.

Overall, while resident perceptions and media claims of the impacts of casino development on social indicators are often negative; no such negative social effect is detected when these hypotheses are tested with objective census data.

Lessons for Gettysburg:

- Development of a small casino in Gettysburg will likely result in increases in light and moderate gambling behavior among local residents; but no increases should be observed regarding pathological gambling;
- No increases should be observed regarding personal bankruptcies, crime, or other social malfunctioning indicators;
- Adequate investment of public earnings from gambling in infrastructure and services (e.g., police, counseling, job training) may result in leveled or reduced rates of crime;



Select Annotated Bibliography on the Social Impacts of Casino Development

Chang (1996) examined all criminal offenses in Biloxi between 1986 and 1994 to determine whether casino development leads to increased crime rates. This study revealed that there was a general decrease in crime during the first year of gambling in Biloxi and that the crime rates returned to baseline levels in the second year. Overall Chang reports that the relationship between casino development and crime in Biloxi is not supported.

Tarlow and Mueshan's (1995) 9-month qualitative inquiry of stakeholder impacts from casino development in Mississippi, revealed that casino development did not result in a cannibalistic effect on local communities' discretionary income. Namely, they reported that local residents did not reallocate their income to gambling as a result of casino development in their community.

Nichols et al (2000) conducted a study examining change in bankruptcy rates over four years in eight counties that had recently introduced gambling. Their study revealed mixed results as in some counties the bankruptcy rates increased, in some they did not change and in one they decreased. They concluded that casinos that attract mostly outside patrons export gambling and as a result they produce a substantial injection of economic benefits to the community, overshadowing the social costs created by the excessive gambling in the part of some local individuals.

de la Viña and Bernstein (2002) conducted a study surveying 100 counties representing 34 states in the US. The findings of their study revealed that the development of casinos on or near (<50miles) from a county does not influence the county's bankruptcy rate. They also report that pathological gamblers have higher bankruptcy rates, but this is the case regardless of the existence or absence of casinos in their county of residence.

Herrman et al (2000) reported that pathological gamblers are responsible for many of the social ills associated with gambling. However, they declared that the pathological gambler rate in the state population (2%) was equal to that observed in other states- both states with and without casinos. Therefore, they it is not clear whether the presence of casinos in the state has resulted in an increase in the rate of occurrence of problem gamblers.

As part of their Gambling Impact and Behavior Study for the National Gambling Impact Study Commission, Gerstein et al. (1999) examined the effect of proximity to casinos on social and economic indicators in 100 non-tribal communities. The findings from analysis of quantitative data revealed that community proximity to a casino does not influence bankruptcy rates, crime rates, or infant mortality rates. Interestingly, the same report indicates that qualitative data from residents in a subset of communities reported social problems (e.g., traffic, drug use and crime) as a result of casino development. This report illustrates well how negative social effects reported by residents are generally not supported by analysis of more "objective" data.

Room et al (1999) studied differences in gambling-related attitudes and behaviors in Niagara before and after the opening of casinos in that community. These authors report that participation in gambling and gambling-related problems were higher post opening the casinos. The pre and post samples used in the study were not the same, therefore, it is not possible to determine whether casino development leads increased gambling and problem gambling or whether it attracts individuals who are problem gamblers. Either way, however, the findings provide a cautionary evidence for the possible increase of problem gambling among new or extant community members.



Grounded on Social Disruption Theory, Park and Stokoski (2009) examined whether the rate of economic growth of rural counties in Colorado is a predictor of crime in those counties. The findings revealed that as hypothesized, communities with faster rates of economic growth also had higher rates of crime. Many of the fast growth communities were involved in ski and gambling tourism, therefore, these findings raise the question – are crime rates in communities with new casino development caused by rapid economic growth or by the particular characteristics of this industry? Empirical examination of this questions is conspicuously absent from the literature.

Phipps (2004) examined whether the opening and closing of casinos in Windsor, Canada had an effect on crime (service calls to local police department) and house values (prices of houses sold through MLS) in nearby neighborhoods between the mid 80's and the year 2000. This study revealed that the oscillations in local crime and house values were independent of casino openings and closings.

5. Impacts on Historic Preservation

Contrasting with the large body of literature examining the socio-economic impacts of casino development, there has been less empirical work conducted in the cultural impacts of this form of tourism. Nevertheless we can draw some lessons from recent studies conducted on casino development in small historic towns, from a study of visitors to Vicksburg National Park and neighboring casinos, and from comments regarding Native American casino development.

Gambling in historic towns in Colorado and South Dakota was authorized with the objective of generating economic revenues necessary for historic preservation (Long 1995). Overall, the towns selected for this form of casino development have registered significant economic growth with fast rises in employment, tax revenues and restoration of previously threatened historic buildings (Colorado Historical Society 2004). However, in some towns there have been significant social, cultural and environmental costs. Namely, many residents complain of traffic, poor parking, loss of community identity and escalating prices of commercial real estate (Ackerman 1996; Long 1995). This balance between economic gains and social costs has not been consistent across all the towns. Namely, Long (1995) reported that Deadwood, South Dakota may be used as a benchmark for future policy. For example, gambling taxes and fees are collected by the city and administered by the Deadwood Historic Preservation Commission. The commission uses the funds for historical restoration, to improve support infrastructure, and to provide grants and low-interest loans to local residents (Ackerman 1996).

Riverboat gambling contrasts with gambling in mountain towns because riverboats are not as integrated within living communities (Long 1995). Nevertheless, riverboat casinos do co-exist with significant natural and cultural resources/attractions.

The historic commission uses funds from gambling for historical restoration.

Lessons for Gettysburg:

- Fees and taxes from gambling should be used to support historic preservation;
- Casino should not shock with the rural landscape idealized for the park – the observation tower in Gettysburg was removed because it did shock with the landscape;
- Some revenues should be channeled for historic preservation, through a new historic society or through existing preservation groups;

6. Impacts on Visitation Numbers

Casino development in economically depressed areas is often seen as a panacea for development.; however, in areas with pre-existing revenue-generating industries (e.g., heritage tourism), the spill-over and deterrent impact of casino development on baseline visitation must be carefully considered. Forecasting the impact of the development of a casino near Gettysburg on current visitation levels is very subjective and condemned to be based on unsubstantiated assumptions. A review of select literature however provides several potentially useful insights. For example, Black et al. (1999) argued that “visitors attracted to the [Upper Mississippi River corridor] for gaming, will frequently stay longer to experience other opportunities, such as touring historic, scenic, or recreation sites” (Black et al. 1999, p. 59). This assertion was confirmed by a study of the profile of visitors to Vicksburg, Mississippi (Southern Travel Data 1999). This research firm reported that among respondents interviewed in local casinos, many reported to also visiting Vicksburg’s historic/cultural attractions. Namely, 17.8% of Vicksburg’s casino patrons visited the Vicksburg National Military Park, 11.1% visited historic homes, and 6.7% visited local museums. In addition, 13.3% of the casino patrons also visited downtown and 11.1% shopped in local retail establishments.

Many visitors reported visiting Vicksburg’s historic attractions.

It should be noted, however, that the degree to which casino visitation trickles to neighboring tourism services, attractions and destinations varies greatly. For example, according to Herrman et al (2000), in Mississippi, the proportion of overnight casino patrons staying in non-casino lodging varied between 38% in the Gulf Coast and 9% in the North River Region. Additionally, these authors report that while casino visitors’ average expenditures in food, entertainment and shopping are higher in Las Vegas than in Mississippi, their average expenditures in sightseeing are significantly higher in Mississippi.

Lessons for Gettysburg:

- It is likely that a proportion of gamblers attracted by a possible casino in Gettysburg would visit the National Battlefield Park and patronize other local tourism attractions. Approximately 15% to 20% of casino visitors will visit Gettysburg national Battlefield Park and other local attractions bringing economic benefits but creating increased pressures in the infrastructure.



7. Conclusions

Gettysburg is a region that elicits great national interest because its story is central to America's identity. Accordingly, tourism in Gettysburg is often seen as a means to educate the population about the nation's values. However, history, in Gettysburg and elsewhere, is fluid, dynamic and coconstructed by several groups that want their version of the story to be told (Chronis 2005). Therefore, Gettysburg is not only the place of a notoriously important battle in July of 1863 but also a place where, everyday, individuals "fight" to influence how this important story is told.

While complete preservation of cultural and environmental heritage is untenable in today's socio-political context, unplanned and uncontrolled commercialization typically favors short term profits and seldom results in desirable long term sustainability. Therefore, it is hoped that the continued debate over casino development in Gettysburg will result in a decision that will favor the casino's potential to improve the local community's quality of life and foster the preservation of the region's important historic heritage. Thorough planning, clear policy and unbiased monitoring are necessary for a sustained synergy between development and preservation. Therefore, this paper attempts to bring objectivity and unbiased information to the ongoing discussion about casino development in Gettysburg.

In conclusion, the scholarly research reviewed and summarized in this paper suggests that:

- Public attitudes toward casino development are shaped by the each individual's expectations of the balance between benefits and costs they will personally accrue;
- Individual's expectations are strongly influenced by media representations of anticipated impacts – which are generally biased and not substantiated by research;
- Casino development generally results in rapid economic growth;
- To maximize economic growth from casino development, communities should assure that their residents capture the majority of casino jobs, and should secure and properly manage gambling tax revenues;
- Public's subjective accounts of the social impact of casino development are generally negative; however, objective measures of social impacts do not show this effect;
- Problem gambling is usually limited to a small proportion of individuals. Economic gains can be used to offset these social costs;
- Tax revenues from gambling have been successfully leveraged to fund heritage preservation;
- The positive spillover effect of casino patrons to neighboring destinations and tourism services varies greatly according to type of casino, type of patron and type of destination.



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Mason-Dixon Resorts, L.P.

APPENDIX 41(A)

LOCAL IMPACT REPORT, ENGINEERING REPORTS, AND TRAFFIC STUDIES
(Continued)

Attached please find two additional documents which further address the local impact of the Mason-Dixon Resort & Casino ("MDRC") project development:

- A Resolution of Cumberland Township, Adams County, authorizing the Board of Supervisors to enter into a Memorandum of Understanding with Mason-Dixon Resorts, L.P. (the "Applicant") which was approved on April 5, 2010. Pursuant to this resolution the Board of Supervisors will support the Applicant's pursuit of Category 3 Slot Machines License.
- A letter dated April 6, 2010 from Adams County Commissioner Lisa A. Moreno in which she strongly-endorses the project based on the need for the potential economic impact that the project will bring in the form of jobs and increased tax revenues.
- A letter of support for the MDRC project from the Adams County Economic Development Corporation

CUMBERLAND TOWNSHIP

ADAMS COUNTY, PENNSYLVANIA

RESOLUTION No. 14, 2010

A RESOLUTION OF CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AUTHORIZING THE BOARD OF SUPERVISORS TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH MASON-DIXON RESORTS, L.P.

BE IT RESOLVED THAT the Legislature of the Commonwealth of Pennsylvania enacted the Second Class Township Code, Act 69 of 1933 as Amended, authorizing Second Class Townships to enact such regulations as may be necessary for the health, safety, morals and general welfare of the citizens of the Township.

BE IT RESOLVED THAT the Board of Supervisors of Cumberland Township, Adams County, Pennsylvania has decided to enter into a Memorandum of Understanding with Mason-Dixon Resorts, L.P. (hereinafter "Mason-Dixon") to support Mason-Dixon's application for a Category 3 Gaming License for the property currently encompassing the Eisenhower Hotel, Conference Center and Resort, the Allstar Events Complex and the Devonshire Village Condominiums (hereinafter "the property"), located in Cumberland Township, Adams County, Pennsylvania in return for Mason-Dixon's commitment to supply certain plans and documentation relative to the development of the property as a Category 3 gaming facility and to make certain improvements and contributions for the betterment of Cumberland Township.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Cumberland Township as follows:

RESOLVED: The Board of Supervisors of Cumberland Township hereby authorizes entering into a Memorandum of Understanding with Mason-Dixon for Cumberland Township's support of Mason-Dixon's application for a Category 3 Gaming License in return for commitments from Mason-Dixon to supply certain plans and documentation relative to the development of the property as a Category 3 gaming facility and to make certain improvements and contributions for the betterment of Cumberland Township.

ENACTED AND ORDAINED on this 5th day of April, 2010.

ATTEST:

BOARD OF SUPERVISORS OF
CUMBERLAND TOWNSHIP, ADAMS
COUNTY, PENNSYLVANIA

Carol Merryman
Carol Merryman
Township Secretary

By: David P. Waybright
David Waybright, Chairman



Office of the Adams County Commissioners

117 Baltimore St., Room 201, Gettysburg, PA 17325-2391

PHONE (717) 337-9820 · FAX (717) 334-2091

Commissioners: George A. Weikert, R. Glenn Snyder, Lisa A. Moreno

Chief Clerk: Paula V. Neiman Solicitor: John M. Hartzell

April 6, 2010

Mr. David LeVan
Mason Dixon Resort and Casino
c/o Battlefield Harley Davidson
21 Cavalry Field Road
Gettysburg, PA 17325

RE: Maxon -Dixon Resorts, L.P.

Dear Mr. Levan:

I am writing this letter to express my support for the economic development proposed within your above-mentioned project for Adams County.

As a Commissioner of Adams County, I have witnessed first-hand the struggling national economy, and its impact on Adams County. Two large manufacturing companies from our county have closed their doors, causing the loss of nearly 1,000 jobs since 2008. This does not include other large manufacturers that have down-sized its workforce over the past year. According to the Pennsylvania Department of Labor and Industry website, Adams County's unemployment rate is at a high 8.8% for February 2010 compared to 3.6% in February 2008.

Tax exempt properties continue to be submitted to the Board of Commissioners for approval. Currently there are 1,355 exempt properties on the rolls. The County cannot continue to lose property from its tax roles without those lost taxes made up in some other manner. Real estate taxes are a counties only source of revenue. We cannot continue to tax our local residents out of their homes. I feel it is the responsibility of the Commissioners to try and bring tax relief to our residents.

By bringing your proposed project to Adams County, we will have additional jobs for our community and generate additional revenues to Adams County, the Gettysburg Area School District and Cumberland Township. Therefore, I write this letter of support for the Mason Dixon Project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa A. Moreno".

Lisa A. Moreno

Adams County Commissioner

Adams County
**Economic
Development
Corporation**



April 7, 2010

Mr. David LeVan
Mason Dixon Resort and Casino
c/o Battlefield Harley Davidson
21 Cavalry Field Road
Gettysburg, PA 17325

Dear Mr. LeVan:

This letter is in response to your request for support of the potential business opportunity for Mason Dixon Resort and Casino to purchase and re-develop the Eisenhower Inn and All Star Sports complex.

It is the mission of the Corporation to encourage and foster economic development and job creation in and around Adams County. The project as you have described would create more than 900 direct and indirect jobs within the county and region. Any change to a community such as an increase or decrease in employment, production and sale of goods, visitation, etc., has an effect on other sectors in the same business community.

Our Board of Directors is mindful of the local ordinances pertaining to land use and the decisions made by the independent townships and boroughs. Our corporation encourages and supports job creation and economic development policies that are consistent with the federal, state and local requirements.

It is our corporate belief that economic development expands the tax base in a net positive direction. We support the positive economic impact the project, as you have projected, will have on our community through tax revenue and job creation.

Respectfully,

A handwritten signature in black ink, appearing to be "Shanon Toal".

Shanon Toal
Chairman

A handwritten signature in black ink, appearing to be "Robin Fitzpatrick".

Robin Fitzpatrick
President