
Category 4 Public Input Hearing
Big Beaver Borough
December 4, 2018



Mount Airy Poconos
Matthew Magda, Sr. VP Operations

High Quality Property with Distinctive Brand



- Located in the Pocono Mountains, Mount Airy is a AAA Four Diamond property situated on more than 900 acres
 - Mount Airy is approximately a 90 minute drive from Philadelphia, New York City and northern New Jersey
 - The property was formerly the historic Mount Airy Lodge, which dated back to 1898 and was a prominent vacation spot for New Yorkers in the 1950s and 1960s
- Mount Airy opened in 2007 after a \$400 million construction project and features the following amenities:

1,863 Slot Machines

81 Game Tables

188 Deluxe Hotel Rooms, including 25 Suites

18-Hole Championship Golf Course

Pool Bar, an Indoor / Outdoor Pool and Patio

3 High-end Restaurants

Night Club and Three Bars

Spa, Salon and Fitness Center



AAA Four Diamond

In 2010, Mount Airy became the first casino in Pennsylvania to receive the esteemed AAA Four Diamond Rating, and has been assigned this rating for nine years running.

Approximately 2.9% of the 31,000 lodgings approved by AAA receive the coveted Four Diamond Rating.

The rating is assigned to lodgings that feature an extensive array of top quality amenities combined with a high degree of hospitality, service and attention to detail.



Golf Club House

In the spring of 2012, Mount Airy opened its nearly \$1 million clubhouse to complement its 18-hole championship golf course alongside the natural beauty of the Pocono Mountains.

The clubhouse features thematic Pocono historic aesthetics and includes a comfortable lounge focused on a fireplace, a dining room and bar, and includes a pro shop, locker room and shower facilities.



High-End Restaurants

Mount Airy's Bistecca by Il Mulino received OpenTable Diners' Choice award. Bistecca is a fine dining and internationally recognized restaurant. The property also features Guy Fieri's Mt. Pocono Kitchen and houses Lucky 8 Noodle & Sushi Bar and a Buffet.



Get Wet – Indoor/Outdoor Pool

In the spring of 2014, Mount Airy opened its brand new \$6 million, luxury, indoor and outdoor pool and entertainment complex called Get Wet.

Elaborate 51,000 square-foot complete with an 11,000 square-foot, four-season pool with a sophisticated pool bar, plus private luxury cabanas with day beds, light dining, a whirlpool spa, and a 5,600 square-foot deck area with table-side fire pits. In addition, the facility features an outdoor stage that will accommodate 750 concert goers.



Hotel and Multi-Purpose Venue Expansion



- Expansion includes:
 - Addition of 96 rooms (supplementing the existing 188 rooms which average 94.5% occupancy)
 - Additional 16,100 square feet of meeting, ballroom, multi-purpose venue
- Construction firm (TN Ward) and architects (Friedmutter Group) leading the expansion are renowned casino developers
- Construction began, Q4 2017, with grand-opening anticipated, Q2 2019



Hotel and Multi-Purpose Venue Expansion



Employment Data through September 30, 2018

Total Number of Employees	1,079	
Number of Female Employees	465	43%
Number of Female Professionals, Supervisors & Above	89	40%
Number of Minority Employees	440	41%
Number of Minority Professionals, Supervisors & Above	72	32%
Number of Regional* Resident Employees	1,026	95%
Number of PA Resident Employees	1,045	97%

Mt. Airy Minority = 41%

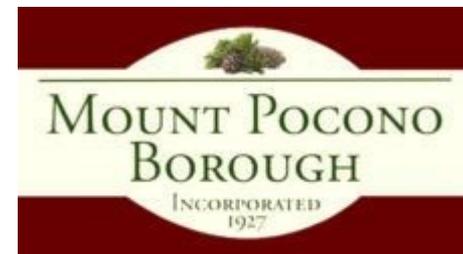
Monroe County & Contiguous
Counties Minority = 12%*

*US Census Data (July 2017)

*Monroe, Carbon, Lakawanna, Luzerne, Northampton, Pike & Wayne Counties

Economic Impact & Boosting the Local Economy Since Opening

- Paid over \$1.1 billion in gaming taxes and fees, including \$142 million in Local Share taxes
- Paid \$470 million in salaries, wages and benefits
- \$23 million in annual local/state vendor spend



Problem & Underage Gaming

- Policy
 - Zero Tolerance
- Measures
 - Training
 - Signage
 - Escorts



If you or someone you know has a gambling problem, help is available.
Call 1-800-GAMBLER or e-mail problemgambling@state.pa.us

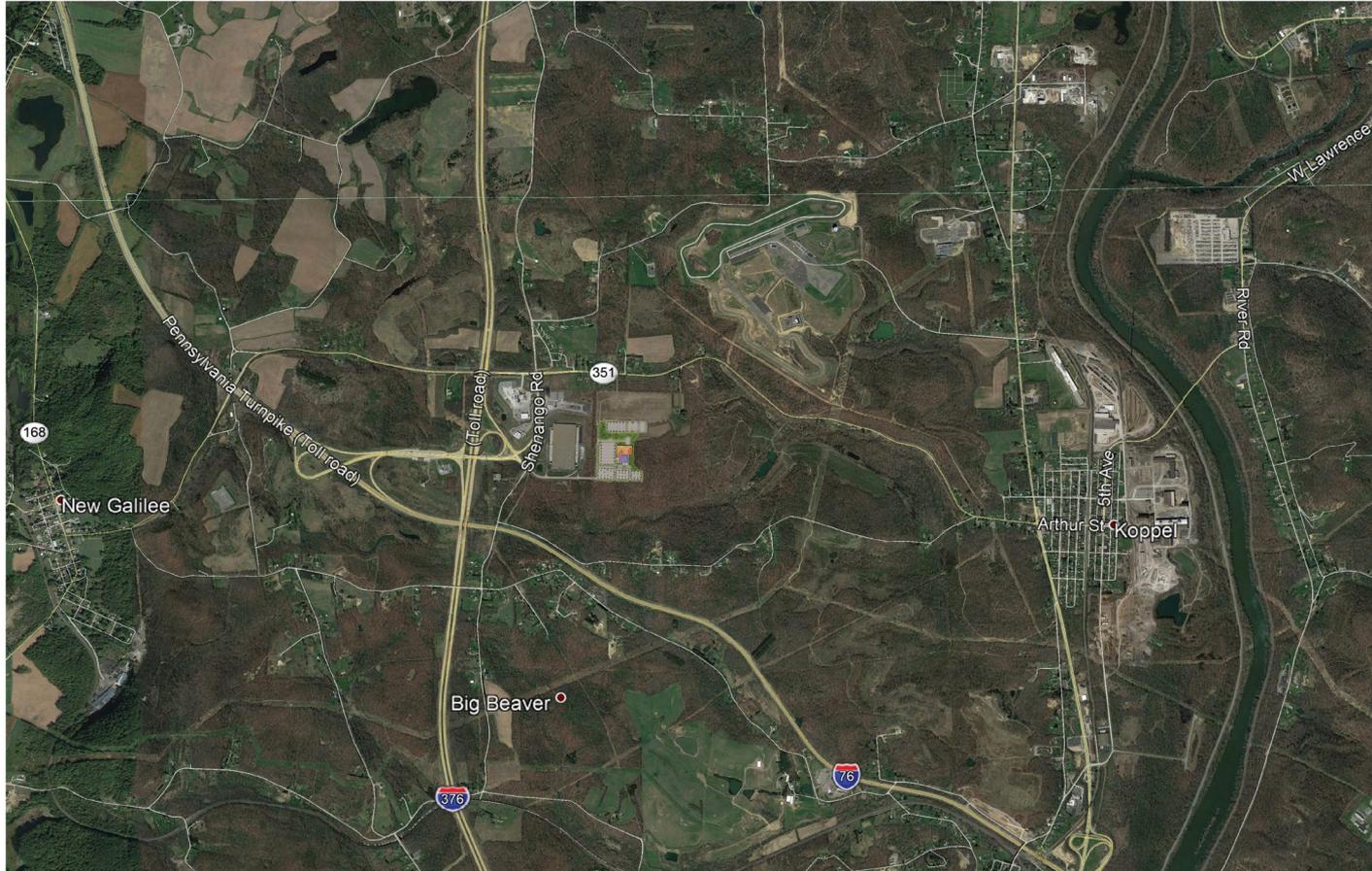


Mount Airy Pittsburgh – Site Overview

David Osborne, Labella Associates

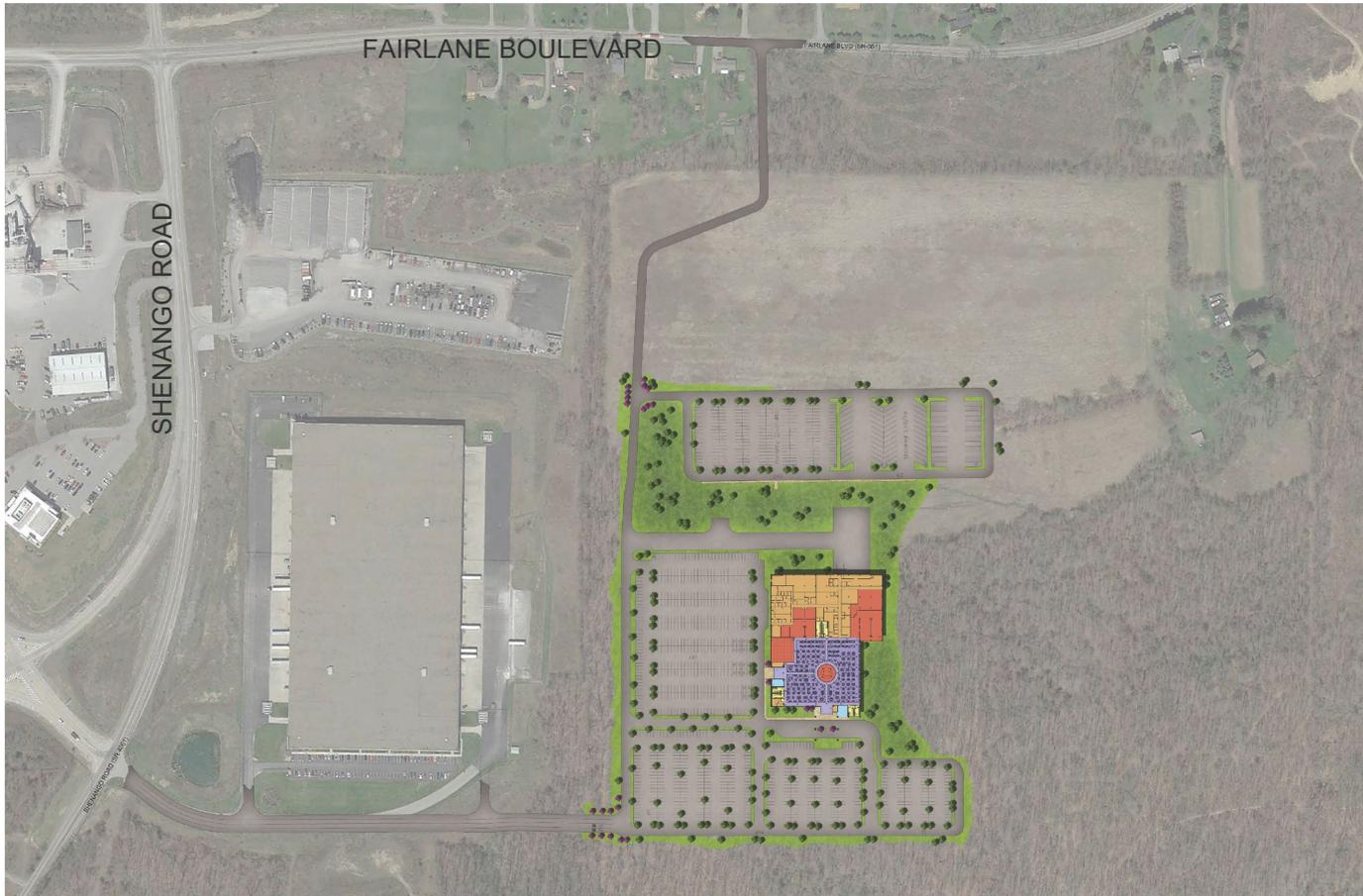
Site Plan

MOUNT AIRY PITTSBURGH CASINO RESORT



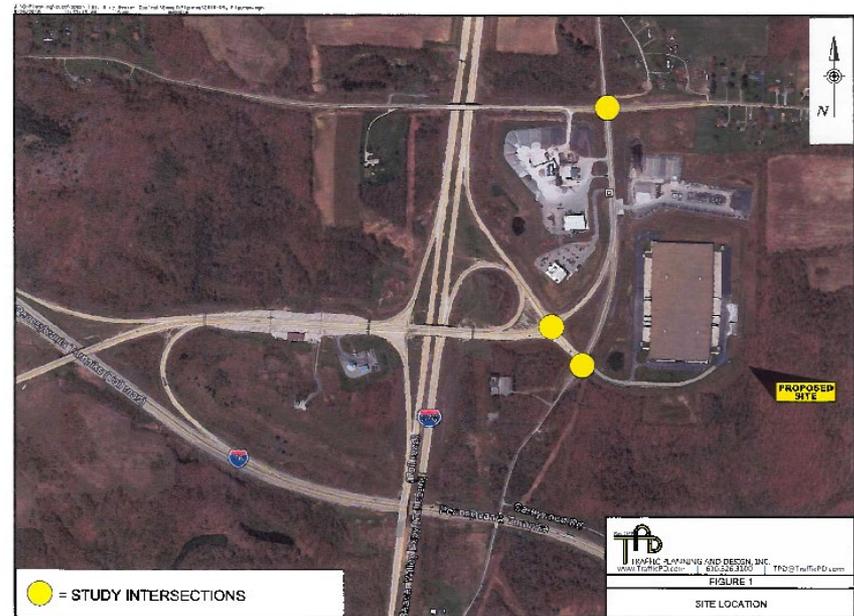
Site Plan

MOUNT AIRY PITTSBURGH CASINO RESORT



Traffic Study Analysis

- Performed by Traffic Planning & Design; highly experienced, Pa. based firm which has performed traffic studies for both public entities and private entities, including several casinos
- Studied 3 intersections
- Analyzed peak weekday & Saturday evening
- Assumed full build out (expanded to 40 tables)
- Concluded acceptable LOS at all intersections



Traffic Study Analysis

TABLE I
INTERSECTION LEVEL OF SERVICE SUMMARY

Intersection	Movement	Weekday P.M. Peak Hour			Saturday Evening Peak Hour		
		Existing Condition	2021 Conditions		Existing Condition	2021 Conditions	
			Base	Projected		Base	Projected
Shenango Road & Beaver Valley Road/Proposed Site Driveway	EB LTR	A	A	B	A	A	B
	WB LTR	A	A	B	A	A	B
	NB L	A	A	A	A	A	A
	SB L	A	A	A	A	A	A
	ILOS	A (5.7)	A (5.7)	A (9.4)	A (6.3)	A (6.3)	B (10.4)
Shenango Road/I-76 EB/WB Ramps & I-376 NB Ramps/Beaver Valley Road	EB TR	A	A	A	A	A	A
	WB LT	A	A	B	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	SB LT	B	B	A	A	A	A
	SB R	A	A	A	A	A	A
	ILOS	A (9.8)	B (10.0)	B (11.2)	A (8.0)	A (8.1)	A (9.3)
Shenango Road (S.R. 4001) & Fairlane Boulevard (S.R. 0351)	EB L	A	A	A	A	A	A
	WB L	A	A	A	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	SB LTR	B	B	B	B	B	B
	ILOS	A (6.6)	A (6.7)	A (6.9)	A (6.3)	A (6.4)	A (6.5)
Fairlane Blvd. (S.R. 0351) & Proposed Site Driveway	WB LR	--	--	A	--	--	A
	NB L	--	--	A	--	--	A
	ILOS	--	--	A (1.8)	--	--	A (2.6)

Base = No-Build scenario; Projected = Build scenario

Unsignalized ILOS calculated in accordance with Figure 5 of Policies and Procedures for Transportation Impact Studies.

Other Local Impacts

- Other potential development-related local impacts were identified and studied, but deemed negligible

- Sewer & Waste
- Water
- Utilities
- Police/Fire/EMS
- Permitting/Zoning/Planning

MOUNT AIRY PITTSBURGH
CASINO RESORT



SEPT 28, 2018 JOB # 486001
FRIEDMUTTER GROUP
ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE

OVERALL SITE PLAN



Mount Airy Pittsburgh – Facility

Robert Carino, Friedmutter Group

Renderings

Mount Airy
Casino ♦ Resort

MOUNT AIRY #2 CASINO RESORT



MOUNT AIRY #2 CASINO RESORT



Renderings

Mount Airy
Casino ♦ Resort

MOUNT AIRY #2 CASINO RESORT



Renderings

Mount Airy
Casino ♦ Resort

MOUNT AIRY #2 CASINO RESORT



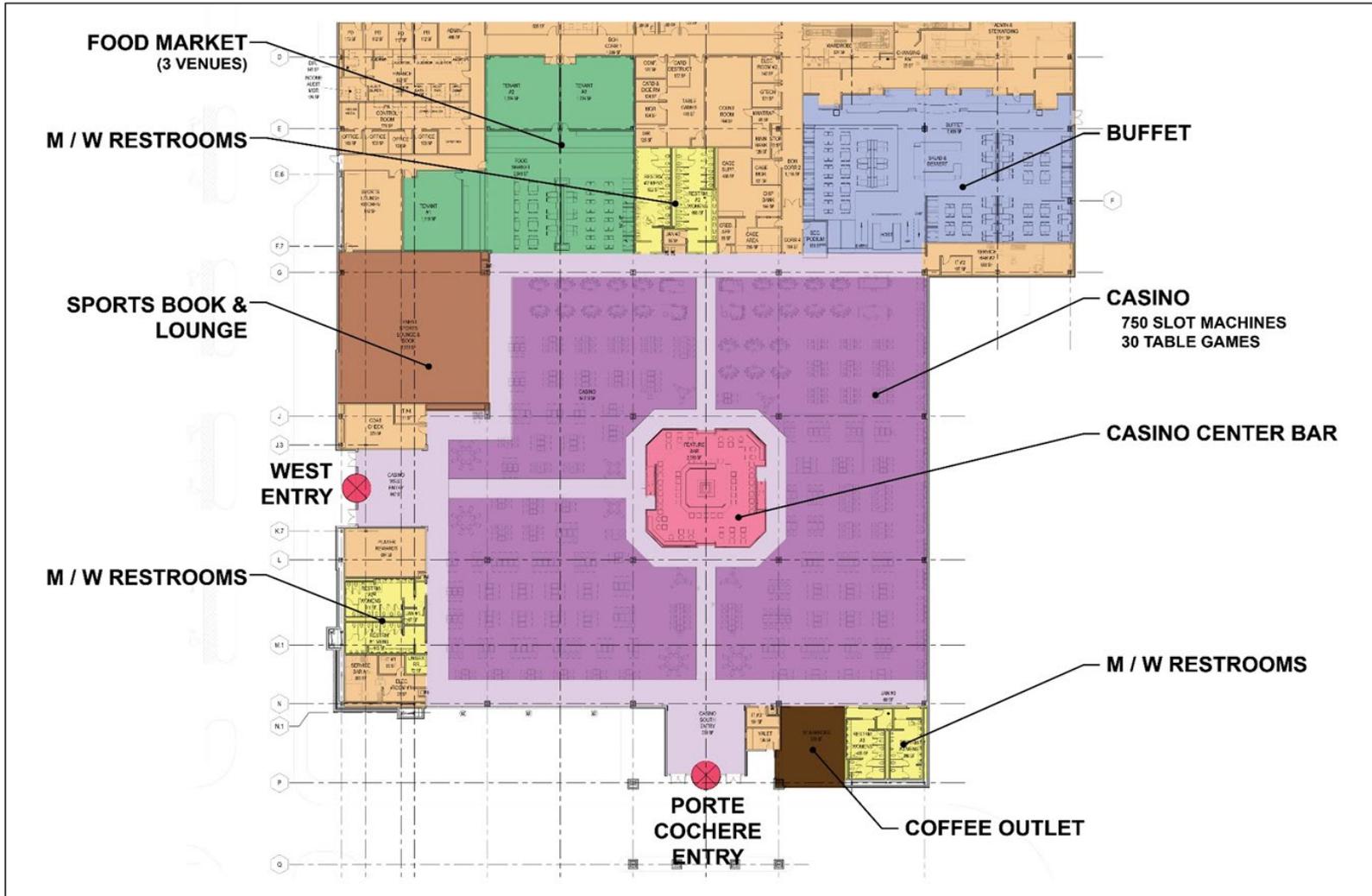
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Mount Airy
Casino ♦ Resort

MOUNT AIRY #2 CASINO RESORT



Renderings



Renderings

Mount Airy
Casino ♦ Resort

MOUNT AIRY PITTSBURGH CASINO RESORT



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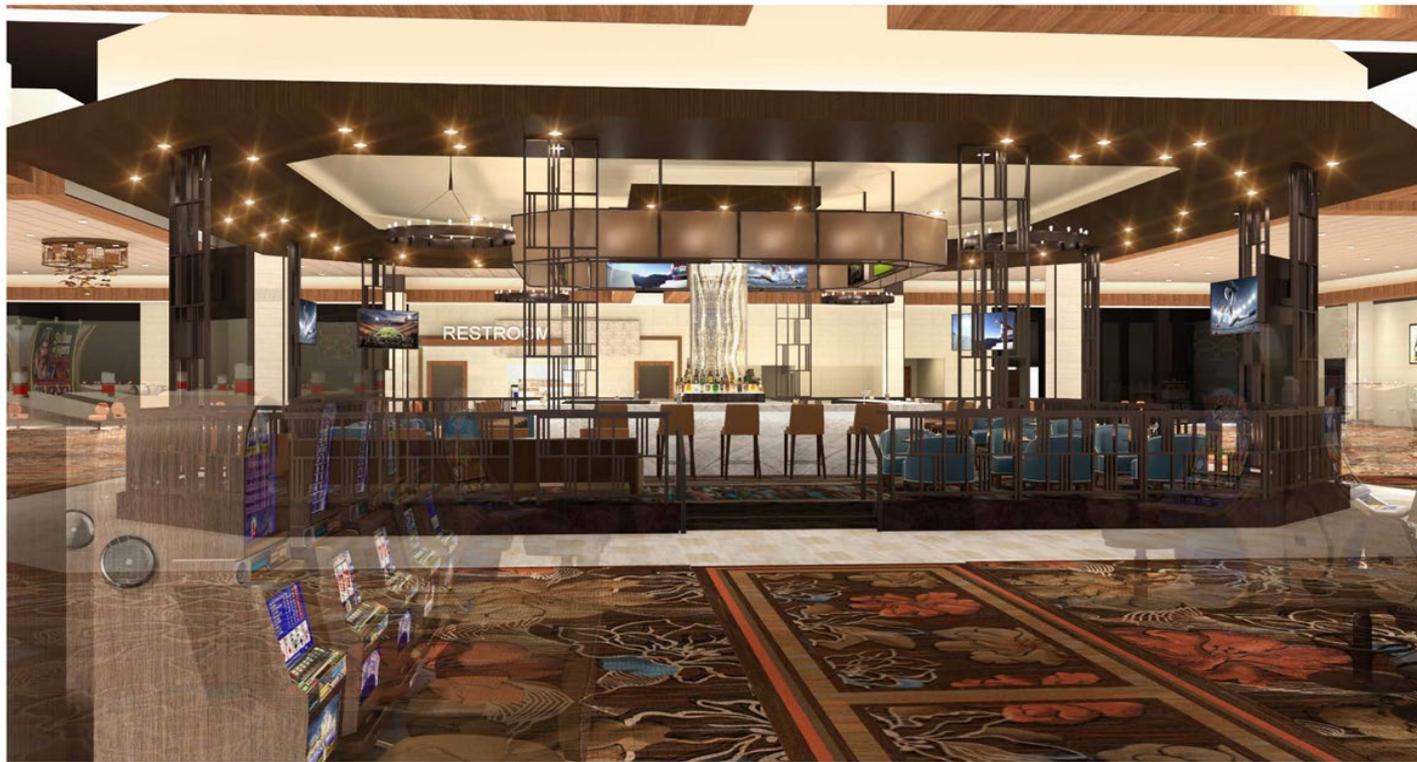
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Renderings



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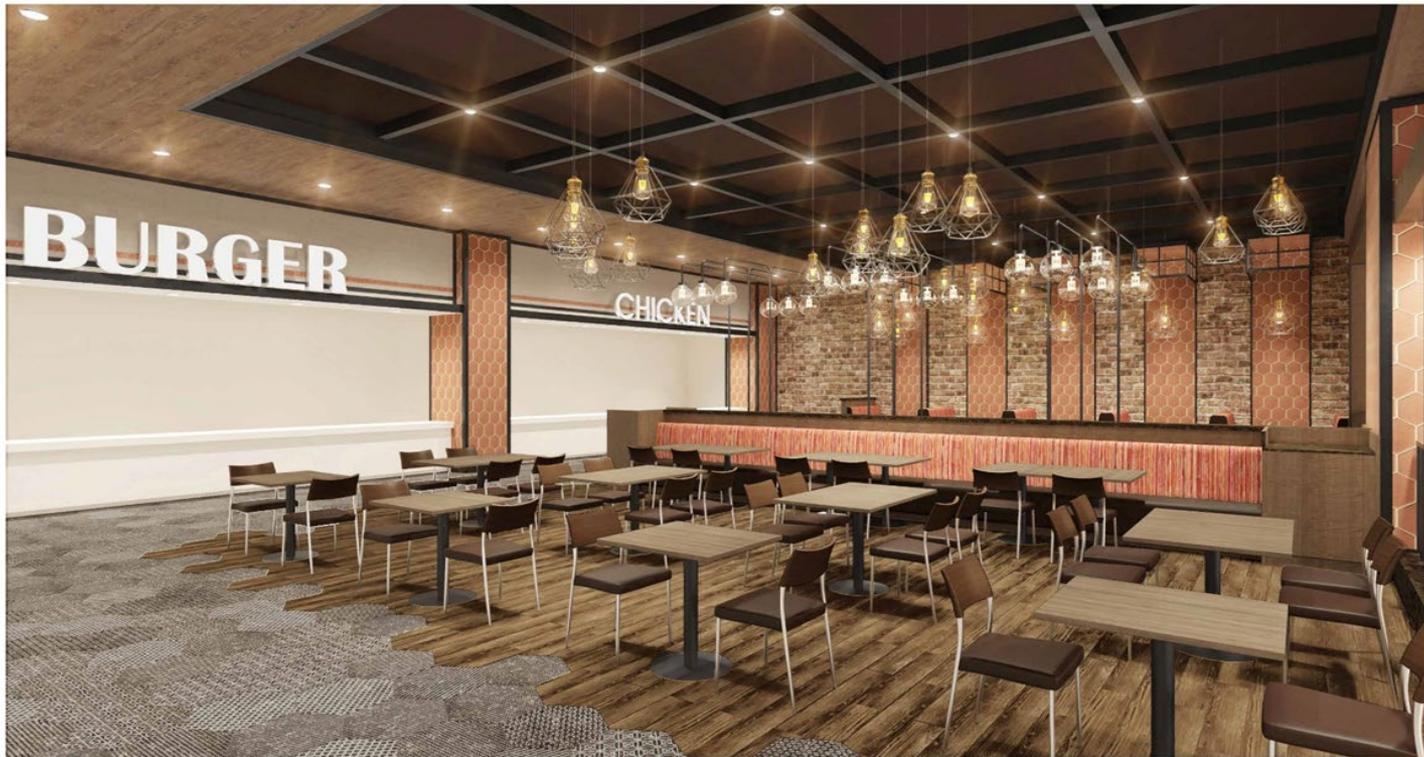
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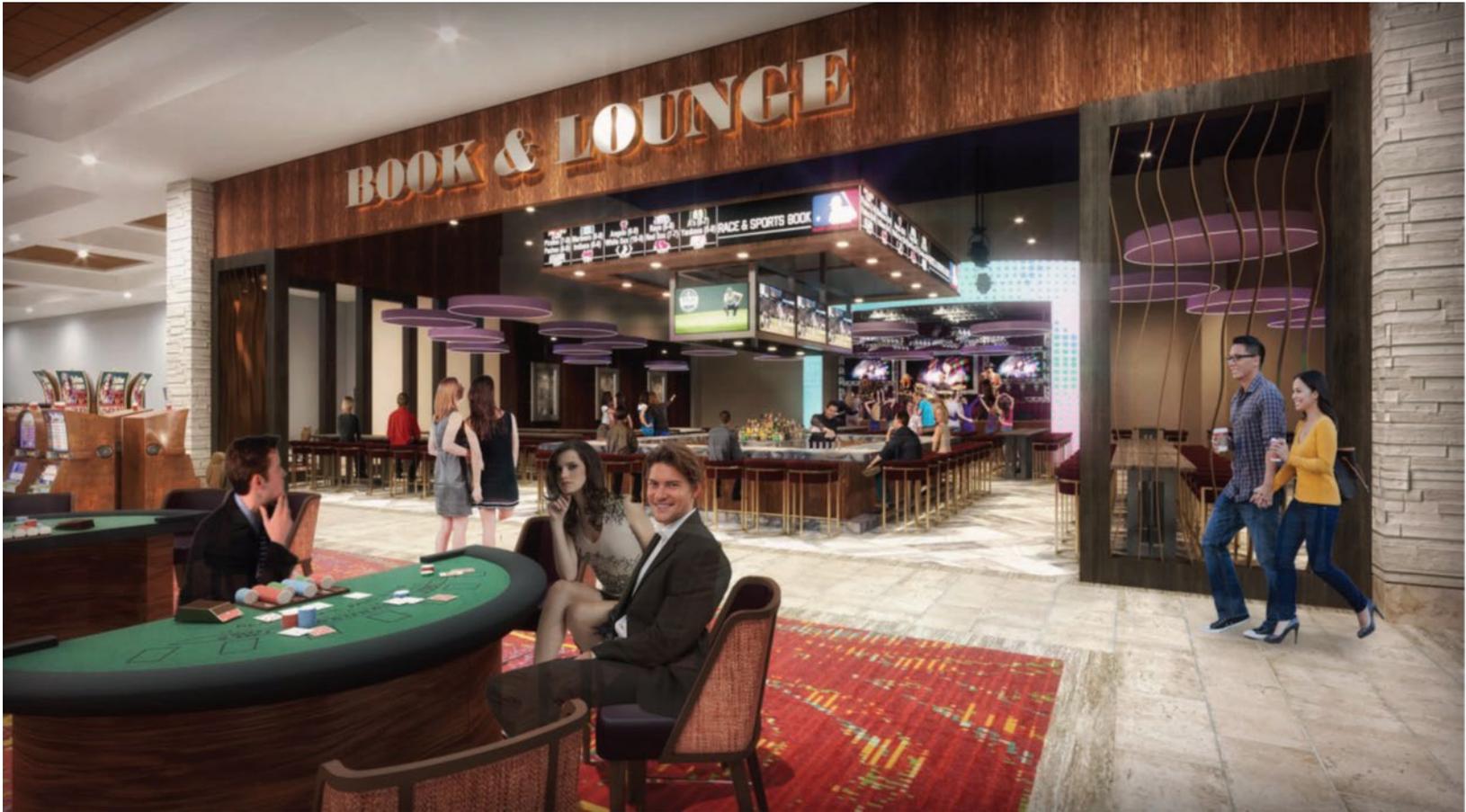
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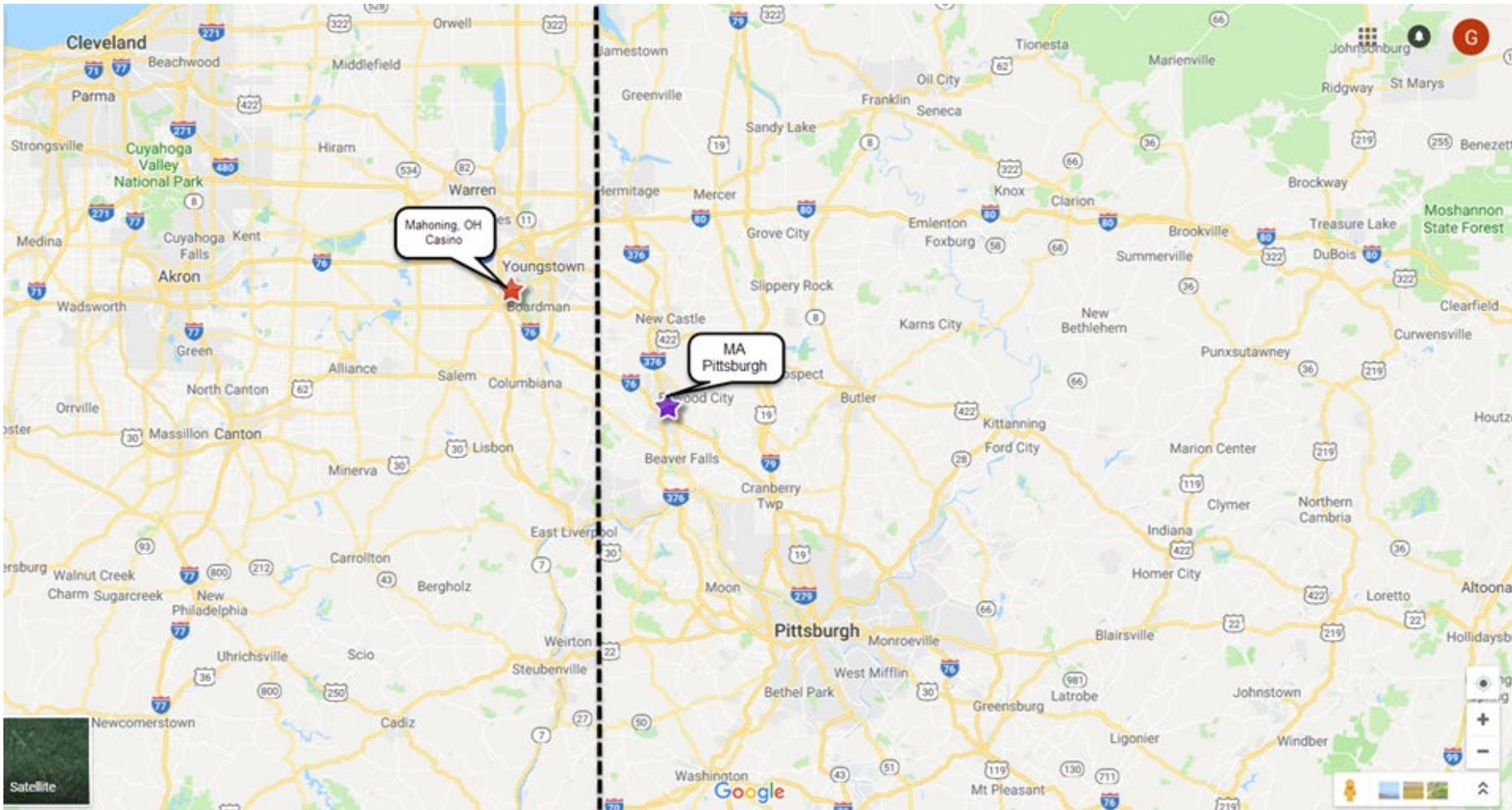
SPORTS BOOK & LOUNGE



Mount Airy Pittsburgh – Economic Impact

Patrick Burke, Vice President of Finance

Gaming Market



Estimated Job Creation

- Construction: ~ 250 direct construction jobs
 - Since new construction, typical building trades will be involved
- Casino Operation: ~ 500 Full Time Equivalents (FTEs)
 - Intend to offer full time employees similar benefit package as offered to MA Poconos employees
 - Medical
 - 401K
 - Paid Time Off

Types of positions

- Gaming (e.g., dealers, security, surveillance, marketing)
- Admin (e.g., HR, finance, IT)
- Facilities (e.g. general maintenance, EVS and valet)

Estimated Job Creation

- Recruitment efforts
 - Beaver County System of Care
 - Job Training for Beaver County, Inc.
 - Community College of Beaver County
 - Achieve Employment
 - Southwest Corner Workforce Development Board
 - TAME, Inc.
 - West Central Partnership in Western Pennsylvania



Beaver County
System of Care



Job Training
for Beaver County, Inc.



Anticipated Economic Impact

- Anticipated that Big Beaver Borough will receive approximately \$400,000 annually, or 50% of its budget (maximum permitted under Gaming Act)

**THE
ECONOMIC
IMPACT**





Mount Airy Pittsburgh – Community Involvement
Vincent Jordan, Vice President of Marketing

Community Involvement

Mt. Airy Philosophy

- Charitable Giving
- Sponsorships
- Employee Community Involvement

