



State College, Pennsylvania

# Pennsylvania Gaming Control Board

## Public Input Hearing

August 16, 2021

# INTRODUCTIONS

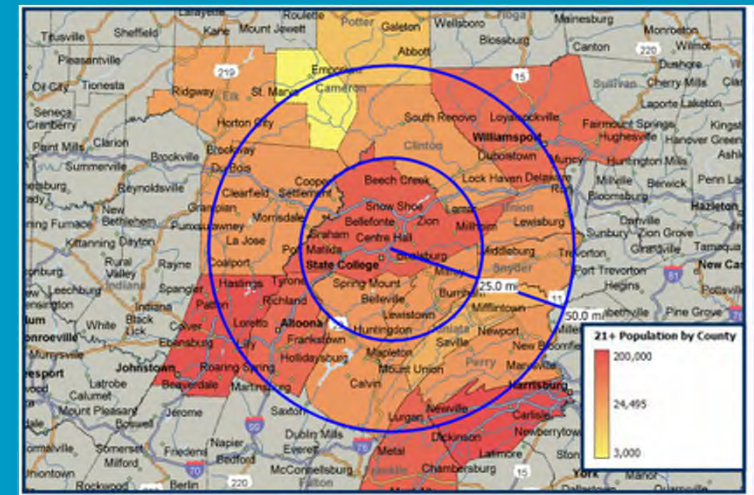
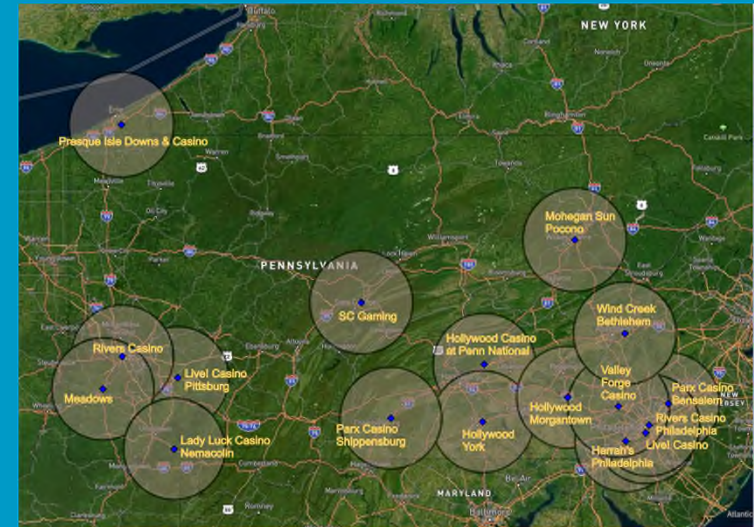


- Ira Lubert
  - Category 4 Auction Winning Bidder
  - Founder and Sole Member of SC Gaming, LLC
- Eric Pearson
  - Prospective Casino CEO and General Manager
- Adrian King, Ballard Spahr LLP

# CATEGORY 4 CASINO LICENSE TIMELINE



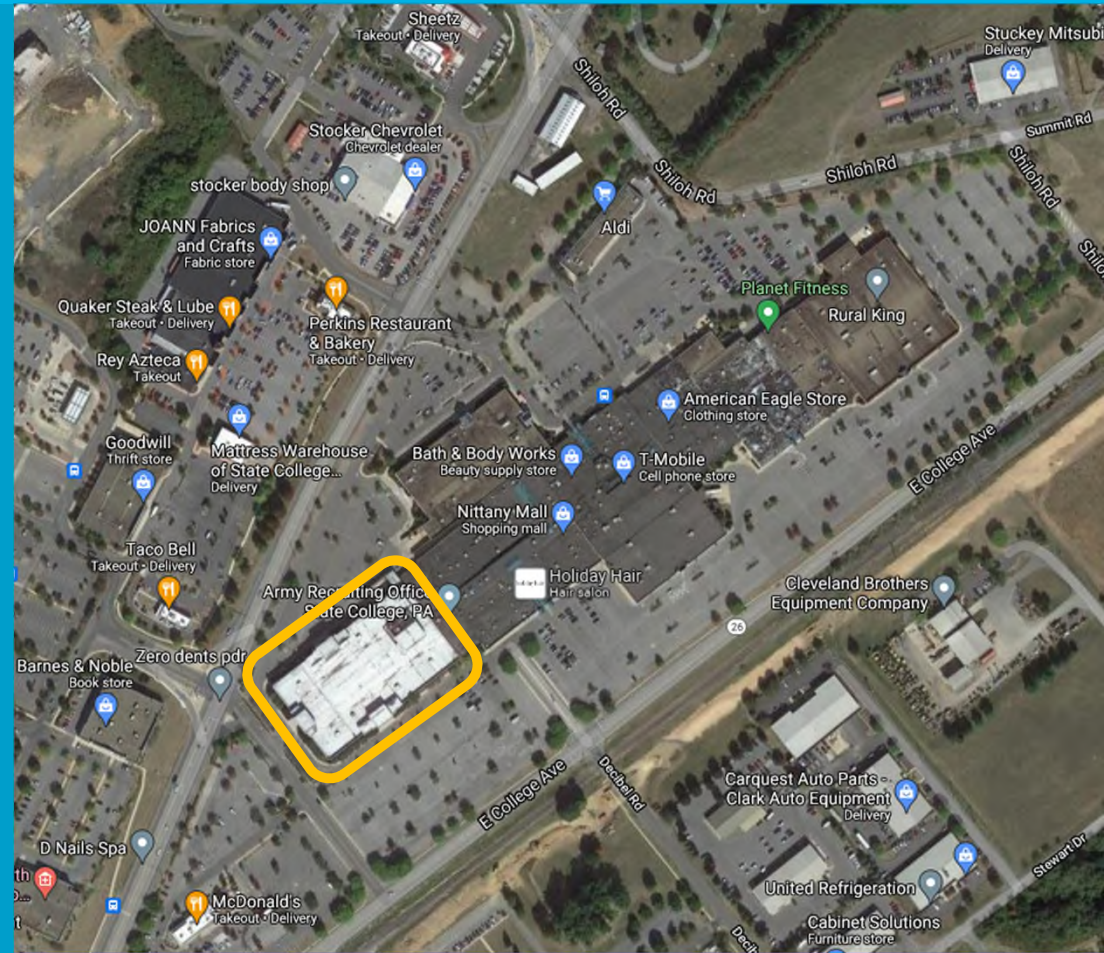
- September 2, 2020, Ira Lubert wins the Category 4 License Auction to develop a casino with a bid of \$10,000,101.
- Casino is to be built within a 15-mile radius of a center point in Unionville Borough, Centre County, PA.
- Ira Lubert forms three entities: SC Gaming, LLC; SC Gaming HoldCo, LLC; and SC Gaming OpCo, LLC on November 5, 2020, as his wholly-owned business structure for the proposed casino operations.
- Casino site location identified as the former Macy's department store at the Nittany Mall in College Township, PA.
- PGCB Public Input Hearing on August 16, 2021 at 4PM in State College, PA.



# PROJECT OVERVIEW – NITTANY MALL LOCATION



- Existing 543,000 square foot mall with excellent visibility, parking and access.
- Central location with easy access to I-99, I-80 and US-322.
- Casino to create and encourage revitalization opportunities in the Nittany Mall (currently ~50% occupied).
- Adaptive reuse of roughly 94,000 square feet former Macy's department store.
- Resides in the existing College Township Commercial District with excellent infrastructure and nearby shopping, dining and related businesses.

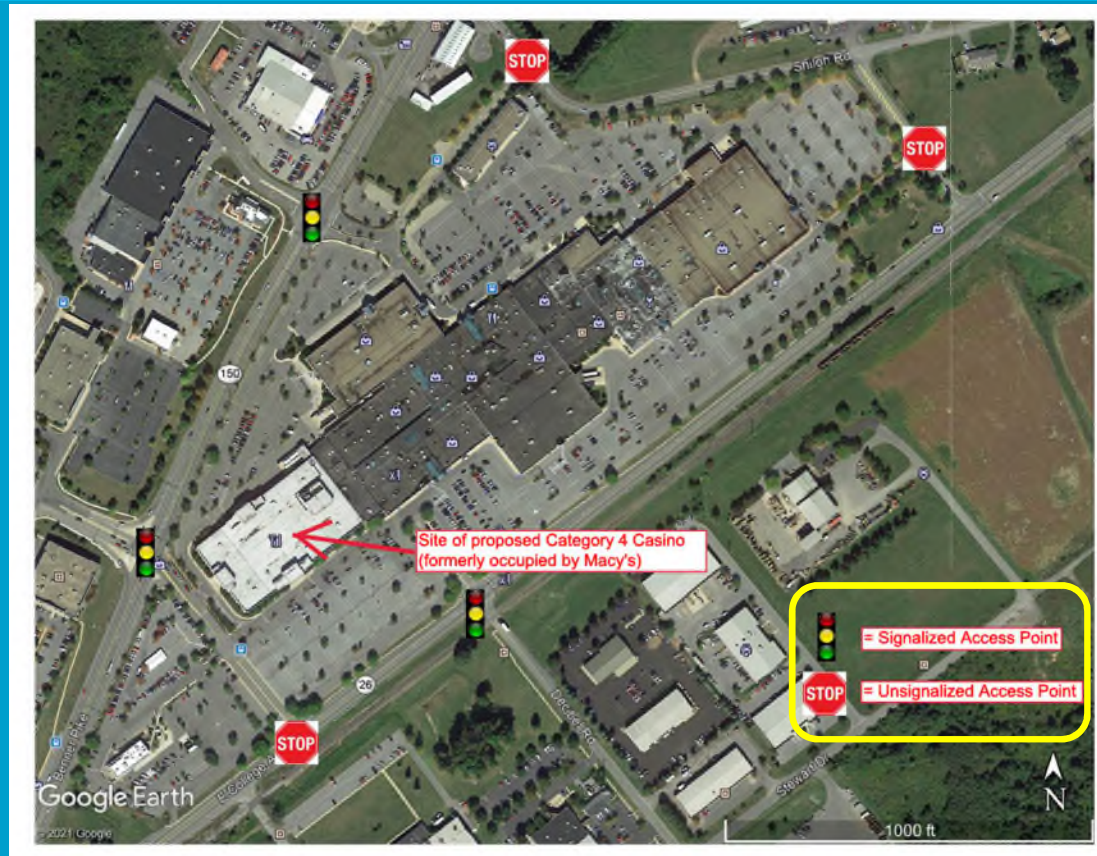




# TRAFFIC IMPACT STUDY



- 6 Points of Access to the Casino Site:
  - 3 Signalized Points of Access
  - 3 Unsignalized Points of Access
  - Access to over 2,000 Parking Spots
- No entry point changes needed for the Casino development.
- The access configuration and infrastructure is already in place to support the site even if the mall was at full occupancy.
- The site and surrounding roadway infrastructure, as currently designed, is more than adequate to support the addition of the proposed casino development.



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Straightforward & Unwavering

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## LOCAL IMPACT STUDY



- Street Maintenance – Negligible impact. Proposed location is already built to handle high levels of commercial activity, well beyond what the casino will generate.
- Sanitation, Water & Sewer - Negligible impact. No additional improvement needed to meet usage and demand.
- Police – No material impact on the Department's current police force staff and/or allocated police service hours to College Township. (Estimated 6.2 calls per month)
- Fire – No anticipated increase of fire calls or related expenses due to the proposed casino. (Estimate 2.2 calls per month)
- EMS – Not anticipated that the proposed casino would create further capacity challenges for Centre LifeLink EMS services. (Estimated 2 calls per month)



# LOCAL IMPACT STUDY



- The regional market draw of the casino is expected to have a net-positive impact on College Township tourism, helping to revitalize the Nittany Mall and attract other retail and hospitality operators to the area.
- The proposed casino's customers may be local, or may be coming from out of town, either for the casino's attraction or may stay longer in the area because of the entertainment.
- These customers bring additional potential spending into the community on other local businesses including restaurants, hotels, and retail.
- The casino development is expected to have a negligible impact on College Township capital improvements needs. Tax revenues to the Township from the casino will be a significant net positive to the Township budget.



COLLEGE TOWNSHIP

# ECONOMIC IMPACT: CONSTRUCTION & DEVELOPMENT



- Construction Jobs: ~350 Direct FTEs / ~170 Indirect FTEs.
- \$35 million in upfront construction expenditures.
- Upfront positive impacts to the economy (direct, indirect and induced):
  - **College Township** - \$43.6 million in one-time economic impact, supporting 360 jobs and \$16.4 million in employee earnings;
  - **Centre County** - \$61.4 million in one-time economic impact, supporting 460 jobs and \$21.3 million in employee earnings;
  - **Pennsylvania** - \$73.3 million in one-time economic impact, supporting 520 jobs and \$24.7 million in employee earnings;
- \$1 million in personal income, sales and business taxes during construction period.





# PROJECT OVERVIEW



- \$123 million total budget
  - Includes \$40 million in PA Gaming License Fees
- 94,000 SF in a single phase
- 750 Slot Machines and 30 Table Games
- Sports Book
- Sports Themed Restaurant & Bar
- Quick Serve F&B Outlets
- Construction expected to be completed in ~12 months

# PROJECT OVERVIEW



## PGCB Submission

State College, PA  
08/16/21



**Main Entry**

NELSON

## PGCB Submission

State College, PA  
08/16/21



Floor Plan Zones

## PGCB Submission

State College, PA  
08/16/21



**Table Games**

NELSON



## PGCB Submission

State College, PA  
08/16/21

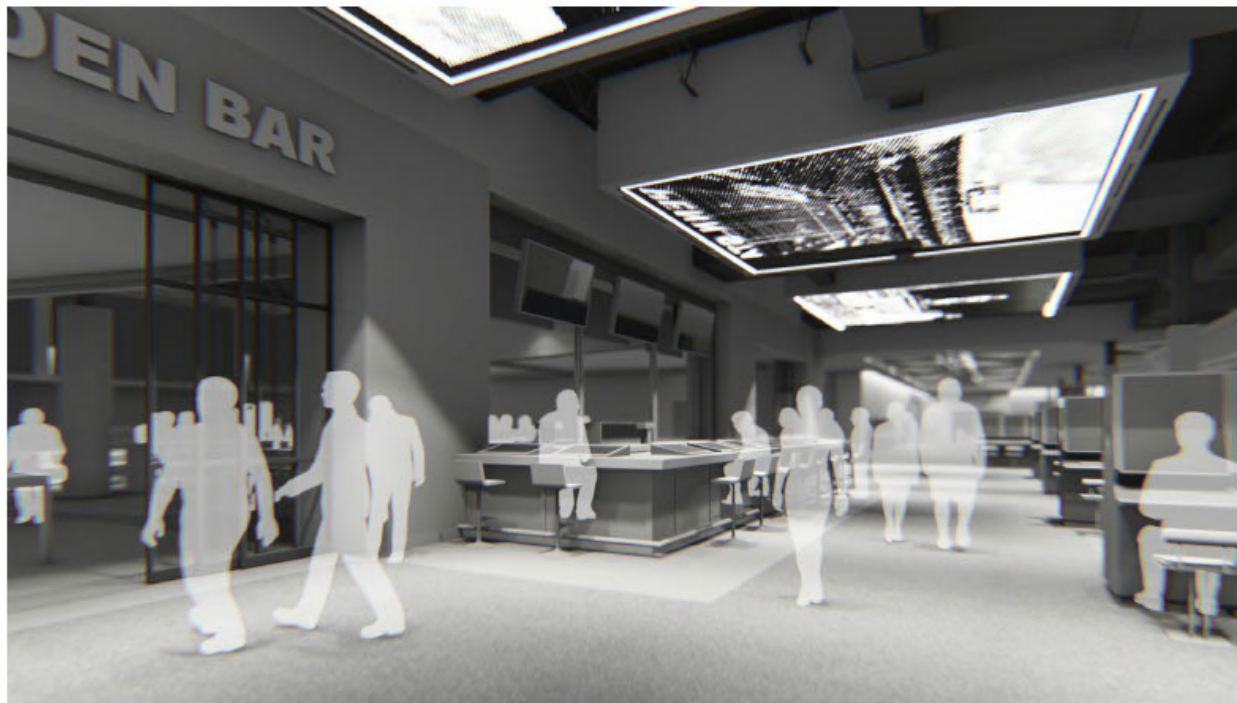


**Gaming Floor**

NELSON

## PGCB Submission

State College, PA  
08/16/21



Casino Bar

NELSON

## PGCB Submission

State College, PA  
08/16/21



**Sports Bar**

NELSON

# EMPLOYMENT OPPORTUNITIES



- ~350 to 400 permanent (FTEs) jobs once stabilized
- Excellent Employee Benefits, Including:
  - Paid Time Off
  - 401K with Employer Match
  - Medical
  - Dental
  - Vision Insurance
  - Voluntary Benefits to include Term Life, Whole Life, Accident, Critical Illness and Short-Term Disability
  - Dynamic Career Growth Opportunities
  - Employee and Management Training Programs
  - Competitive Wages
  - Free Table Games Dealer Training



# DIVERSITY AND INCLUSION



- We seek to establish a diverse workforce and business partnerships which reflect and represent the surrounding community.
- We focus on creating a working environment with policies, procedures and systems that support and encourage the principles of diversity and inclusion.
- We build a working environment where everyone is respected and given opportunities to grow and develop.
- We enhance our surrounding communities through the inclusion and celebration of its diverse cultures and backgrounds.
- We serve our guests, drive results and create success through embracing our team's diversity of strengths, backgrounds, experiences and outlooks.

# RESPONSIBLE GAMING



- All employees are required to complete annual Responsible Gaming training to work on the casino floor.
- Responsible Gaming phone number (1-800-GAMBLER), and associated messaging, is included on all marketing messaging, advertising assets and materials both on-property and off-property.
- Responsible Gaming pamphlets and support literature available at numerous locations around the casino floor including the casino cage, ATMs and security stations.



Thank you.

Ira Lubert  
SC Gaming OpCo, LLC  
State College, Pennsylvania

