



September 25, 2015

Mr. Robert Seem
Chair Tyre Town Planning Board
Traver Rd Seneca Falls 13148

RE: Relationship between Lagos Casino and Pine View Circle

Dear Mr. Seem:

This letter is to address questions regarding the Pine View Circle Apartments Project (the "Project") and the proposed Lagos Casino. As we understand it the Casino project proposed by the Wilmot family has not yet been approved by the Town of Tyre. In 2014 when the Casino was in the initial planning stages Better Housing For Tompkins County (BHTC) now an affiliate of Ithaca Neighborhood Housing Services approached the Wilmots to discuss whether they felt there would be a need for additional units of housing if the Casino was built. At that time the Wilmots were estimating an additional 1,800 jobs as part of the casino operations.

To substantiate the need for workforce housing BHTC approached a well respected Market Analyst to complete a preliminary study. The analyst was very clear that the study would not include any impact from a proposed casino as it was too speculative. A study was done and found that in fact there was a need for housing irrespective of the casino. That study has been submitted with the Pine View Circle Site Plan Approval Package.

Even without the casino included in the study BHTC and the Wilmot's felt that a Memorandum of Understanding between the two would be helpful if the casino was approved and if the Pine View Circle Project went forward. It stands to reason that if the study found a need without the casino there would be an even greater need if the casino moves forward and having 48 new units of housing at Pine View Circle will be helpful.

The relationship BHTC has with Wilmots is a collegial one that we have with any company that has or may have many employees who need workforce housing. If you have any questions please do not hesitate to contact me.

Sincerely,



Joseph Bowes
Senior Real Estate Developer

