



716 Sports Complex

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use “None” or “Not Applicable” where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information- Company Receiving Benefit

Project Name

716 Sports Complex

Project Summary

The 716 Sports Complex in Amherst, New York is envisioned as a premier year-round destination for athletes, families, and sports organizations across Western New York and the surrounding region. This transformative development will convert a long-vacant, remediated brownfield site into a 331,000-square-foot sports, recreation, wellness, and hospitality campus that positions Amherst as a leader in athletic competition and event tourism. The Applicant has acquired approximately 21.3 acres at 330 Maple Road for development of the sports complex and is acquiring additional acreage to the north from the Town of Amherst for the proposed hotel component. The project consists of approximately 331,000 square feet of new construction dedicated to the sports complex, including two climate-controlled athletic domes totaling roughly 275,000 square feet and a 56,000-square-foot commercial, wellness, and community building. In addition, the development includes a proposed 100,000-square-foot, 120-key hotel designed to support tournament activity, regional events, and overnight visitation associated with the campus. One dome will house a full-size indoor turf field designed for soccer, lacrosse, football, rugby, baseball training, showcases, and multi-day tournaments. The second dome will feature a 200-meter banked indoor competition track—the first of its kind in Western New York—capable of hosting local, regional, collegiate, and national meets. Across the two domes, the complex will provide six hard-surface courts supporting basketball, volleyball, pickleball, futsal, cheer, wrestling, and year-round programming. The 56,000-square-foot commercial building will function as the central hub of the campus with family entertainment space, food and beverage offerings, retail, administrative offices, community gathering areas, and sports performance and wellness amenities including strength and conditioning, athletic training, recovery services, and sports medicine support. The proposed hotel will provide on-site accommodations for visiting athletes, families, tournament participants, and regional event attendees, creating a fully integrated sports tourism destination. According to a March 2026 operational analysis prepared in coordination with KemperSports, a nationally recognized sports facility management firm, the campus is projected to generate approximately 788,000 total annual visits in Year 1, increasing to nearly 1,000,000 annual visits by Year 5. Of these visits, approximately 90,000 to 130,000 annually are projected to originate from outside the immediate local market. This level of sustained, year-round visitation directly supports the feasibility of the proposed 120-key hotel and will generate significant off-site spending at local restaurants, retail establishments, and service providers throughout Amherst and Erie County. Independent projections estimate the campus will host between 40 and 60 major tournaments and events annually and generate approximately \$20 million in annual economic impact at stabilization through visitor spending, hospitality demand, and related economic activity. The 716 Sports Complex represents a rare opportunity to deliver a destination-scale sports and hospitality campus that converts an underutilized brownfield into a productive, tax-generating asset while strengthening regional competitiveness and providing long-term economic and community benefit to Amherst and Western New York.

Applicant Name 330 Maple Rd LLC
Applicant Address 4225 Genesee St
Applicant Address 2
Applicant City Buffalo
Applicant State New York
Applicant Zip 14225
Phone (716) 783-1164
Fax
E-mail bem4@buffalo.edu
Website <https://www.linkedin.com/company/716-sports-complex>
NAICS Code

Business Organization

Type of Business

Limited Liability Company

Year Established

2026

State

New York

Indicate if your business is 51% or more (Check all boxes that apply)

[No] Minority Owned

[No] Woman Owned

Indicate Minority and/or Woman Owned Business Certification if applicable (Check all boxes that apply)

[No] NYS Certified

[No] Erie Country Certified

Individual Completing Application

Name Justin Fineberg
Title Executive Vice President
Address 208 S Cayuga Dr
Address 2
City Buffalo
State New York
Zip 14221
Phone (716) 445-8224
Fax
E-Mail jfineberg@dofiproperties.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application No
Name Marc Fineberg
Title Manager
Address 208 south cayuga

Address 2

City williamsville
State New York
Zip 14221
Phone (716) 998-4701
Fax
E-Mail mfineberg@dofiproperties.com

Company Counsel

Name of Attorney Blaine Schwartz
Firm Name Lippes Mathias
Address 50 Fountain Plaza
Address 2 Suite 1700
City Buffalo
State New York
Zip 14202
Phone (716) 853-5100
Fax
E-Mail bschwartz@lippes.com

Benefits Requested (select all that apply).

Exemption from Sales Tax Yes
Exemption from Mortgage Tax Yes
Exemption from Real Property Tax Yes
Tax Exempt Financing* No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

The Property was originally acquired in fee by 716 Sports Complex LLC, which is currently the fee owner of the land. However, for purposes of development the fee title will be transferred to 330 Maple Rd LLC, which entity will incur the costs associated with the Project. 330 Maple Road LLC has been formed to serve as the property holding entity and applicant for Agency financial assistance for the proposed 716 Sports Complex campus. As noted above, the primary project site was initially acquired by an affiliated entity and will be conveyed to 330 Maple Rd LLC prior to execution of Agency incentive documents. The proposed hotel component may ultimately be owned through a separate entity; however, it is anticipated that such entity will remain under common control and coordinated management with the overall 716 Sports Complex development.

Estimated % of sales within Erie County 60 %
Estimated % of sales outside Erie County but within New York State 20 %
Estimated % of sales outside New York State but within the U.S. 15 %
Estimated % of sales outside the U.S. 5 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services

are purchased from firms in Erie County?

70

Describe vendors within Erie County for major purchases

We anticipate that approximately 70 percent of our total annual supplies, raw materials, and vendor services will be purchased from firms located within Erie County. Major purchases for construction, building materials, equipment, and furnishings will be sourced locally. In addition, ongoing operational needs such as maintenance, janitorial, landscaping, security, and food and beverage supplies will also be obtained from vendors within Erie County whenever possible.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

330 Maple Road

Town/City/Village of Project Site

Amherst

School District of Project Site

Sweet Home

Current Address (if different)

Current Town/City/Village of Project Site (if different)

SBL Number(s) for proposed Project

55.03-1-10

What are the current real estate taxes on the proposed Project Site

0

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 3,897,900

Building(s)

\$ 0

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site

Town of Amherst

Does Applicant or related entity have an option/contract to purchase the Project site?

Yes

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

Vacant Land

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The proposed project is a new-build, large-scale sports, recreation, wellness, and hospitality complex located in Amherst, New York that consists of a tourism destination that will attract a significant number of visitors from outside the economic development region. The development will transform a remediated brownfield site into a regional destination for athletics, community programming, event tourism, and overnight lodging. The sports complex consists of approximately 331,000 square feet of entirely new construction, including two climate controlled athletic domes totaling roughly 275,000 square feet and a 56,000-square-foot commercial, wellness, and community building. In addition, the project includes a proposed 120-key hotel to be constructed on adjacent acreage as part of the integrated campus. The first dome will contain a 200-meter banked indoor competition track surrounded by hard-surface courts supporting basketball, volleyball, pickleball, cheer, wrestling, and multi-sport training. This facility will be the only banked indoor track of its kind in the region and will meet standards required for scholastic, collegiate, and national level meets. The second dome will include a full-sized indoor turf field designed for soccer, lacrosse, football, rugby, baseball training, tournaments, showcases, and other large-format athletic programming. Additional court space within the domes will support expanded basketball, volleyball, futsal, and pickleball programming. These facilities are designed to accommodate leagues, practices, clinics, camps, competitive meets, and multi-day events throughout the year. The 56,000-square-foot commercial building will serve as the campus hub and will include food and beverage operations, family entertainment space, retail, administrative offices, community gathering areas, and a comprehensive suite of sports performance and wellness uses including strength and conditioning, athletic training, recovery services, and physical therapy or sports medicine practices. These amenities support daily athletic use, enhance the visitor experience, and provide space for long-term tenants delivering health and recreation services. The proposed 120-key hotel will directly support tournaments, track meets, and multi-day competitions by providing convenient on-site lodging for athletes, teams, coaches, spectators, and event operators. The hotel will operate as a commercial lodging facility serving both sports-related visitation and general regional travel demand. The integration of on-site lodging is critical to attracting larger regional and national events and extending visitor stays in Amherst and Erie County. The project will require significant equipment purchases, including the full indoor turf system, track and field infrastructure, court systems and standards, scoreboards, timing and broadcast technology, strength and conditioning equipment, recovery equipment, and all furniture, fixtures, and equipment necessary for the retail, food service, wellness, hospitality, and administrative areas. Site work will include parking fields, access drives, utilities, drainage and stormwater systems, landscaping, pedestrian connections, and lighting. End users of the sports complex are expected to include youth athletes, adult recreation participants, school districts, colleges, club sports organizations, regional event operators, and local residents seeking recreation and wellness programming. Tenancy within the commercial building will include food and beverage operators, sports retail providers, family entertainment operators, physical therapy or sports medicine groups, and performance training practices. The hotel will serve tournament participants, event visitors, business travelers, and families visiting the region. The development will convert an underutilized brownfield site into a productive, tax-generating asset while creating substantial construction employment and permanent operational jobs. The integrated sports and hospitality campus is designed to strengthen regional competitiveness in sports tourism and generate substantial recurring economic impacts for Amherst and Erie County.

Municipality or Municipalities of current operations

Town of Amherst

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

The Project cannot be undertaken without Agency financial assistance due to the scale, capital requirements, and infrastructure investment required to deliver the proposed 716 Sports Complex and integrated on-site hotel development. The 716 Sports Complex will address a significant gap in Western New York's sports infrastructure by delivering the region's only multi-dome indoor athletic campus featuring a 200-meter banked indoor track and full-size indoor turf field capable of hosting large regional and national tournaments. Independent feasibility projections prepared in coordination with KemperSports indicate the complex will host between 40 and 60 major tournaments and events annually. These events are projected to generate more than 70,000 non-local visitor days and in excess of 20,000 annual room nights in the region. Non-local visitors are defined as individuals from outside of Erie, Niagara, Allegany, Cattaraugus, and Chautauqua counties. At stabilization, the sports complex alone is expected to generate approximately \$20 million in annual economic impact through visitor spending on lodging, restaurants, retail, transportation, and related services. This recurring activity will support local businesses, strengthen the regional tourism economy, and enhance Amherst's position as a year-round tournament destination. The sports complex represents a capital investment exceeding \$50 million and is expected to support well over 100 construction jobs during development. Once operational, the facility is projected to support approximately 20 to 25 full-time equivalent positions, in addition to numerous part-time and seasonal roles associated with leagues, tournaments, and events. In addition, a proposed 120-key hotel is planned on an adjacent parcel to accommodate projected tournament demand and overnight visitation generated by the sports complex. Based on projected visitation levels, the hotel is expected to capture a significant portion of the more than 20,000 annual room nights generated by the complex and support approximately 30 permanent hospitality positions. Agency participation is necessary to enable the Project to proceed at the scale required to deliver these regional economic benefits. Without Agency assistance—including the PILOT program, sales tax exemption on construction materials and equipment, and mortgage recording tax relief—the project's financing structure would be significantly constrained, and the development would not proceed as proposed. The Agency's support will allow the Project to move forward, facilitating substantial private investment, job creation, and long-term economic activity that will benefit the Town of Amherst and Erie County for decades to come.

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

The Agency's financial assistance is necessary in order to obtain the necessary project financing due to the scale, complexity, and capital requirements of the proposed 716 Sports Complex and integrated on-site 120-key hotel development. The combined overall project represents approximately \$80 million in private investment, including substantial sitework, specialized athletic infrastructure, hospitality construction, and significant upfront soft costs required to deliver a destination-scale regional sports and tourism campus. The sports complex includes specialized components such as a 200-meter banked indoor competition track and full-size indoor turf field that materially increase construction and infrastructure costs but are essential to attracting regional and national tournaments. The hotel component, which is designed to capture projected overnight visitation, adds additional capital requirements that must be financed prior to stabilization. Operational projections and visitation modeling were prepared in coordination with KemperSports, who will serve as the facility's management partner. Based on this analysis, the campus is projected to generate approximately 788,000 total annual visits in Year 1, growing to nearly 1,000,000 annual visits by Year 5, including 90,000 to 130,000 non-local visits annually. Non-local visitors days is defined as visits by individuals outside of Erie, Niagara, Allegany, Cattaraugus, and Chautauqua counties. While this visitation is projected to generate approximately \$20 million in annual economic impacts at stabilization, the project requires significant upfront investment before these recurring economic benefits will be realized. Absent Agency assistance, the Applicant would be required to obtain additional private capital at elevated interest rates while contributing substantial additional equity during the multi-year ramp-up period typical of large-scale sports and hospitality facilities. Without the requested Agency assistance, including a 15-year PILOT, a sales tax exemption on materials and equipment, and the partial mortgage tax exemption, the project's debt service coverage would be materially constrained and the overall Project would not be financially feasible. The projected 52 full-time and 85 part-time permanent positions, representing approximately 94 full-time equivalent jobs, are tied directly to the sports complex reaching its full programmed capacity. Any reduction in project scope would diminish annual property tax revenue, visitor volume, employment generation, and associated regional spending. Agency assistance ensures that the Project can be delivered at the scale necessary to achieve its full economic, community, and health benefits. The long-term return to Erie County—in tourism growth, job creation, expanded tax base, and enhanced regional competitiveness—far exceeds the economic value of the requested assistance and aligns directly with the Agency's economic development mission.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

The Project is not financially feasible without the requested Agency financial incentives. The magnitude of the Project's regional economic benefits and community health benefits that will result from the Project provides compelling justification for the financial assistance being sought from the Agency. The 716 Sports Complex fills a critical gap in Western New York's sports infrastructure by delivering the region's first multi-dome, banked-track, full-field indoor athletic campus. Independent feasibility projections indicate the sports complex will host between 40 and 60 major tournaments and events annually, generating more than 70,000 non-local visitor days and in excess of 20,000 annual room nights. At stabilization, the sports complex is projected to generate approximately \$20 million in annual economic impacts through visitor spending on lodging, restaurants, retail, transportation, and related services. The recurring economic benefits will strengthen small businesses, increase local economic output, and enhance Amherst's position as a year-round tournament destination. The sports complex represents a capital investment exceeding \$50 million and is expected to create more than 100 construction jobs. Upon stabilization, operations are projected to sustain approximately 20 to 25 full-time equivalent positions, in addition to numerous part-time and seasonal roles associated with leagues, tournaments, and events. In addition, a proposed 120-key hotel is being proposed on adjacent acreage currently owned by the Town with an anticipated capital investment of approximately \$25 million. Based on projected tournament activity, the proposed on-site hotel is expected to capture a significant share of the 20,000+ annual room nights projected to be generated by the complex. At stabilized occupancy levels consistent with event driven hospitality assets, the hotel is projected to generate several million dollars in annual lodging revenue and create approximately 30 permanent hospitality positions. The integration of on-site lodging materially strengthens the campus's competitiveness relative to other regional sports destinations and dramatically increases the likelihood of securing larger, multi-day events with visitors from outside the Western New York region. Agency participation is essential to ensure the Project is delivered at full destination scale, employment, visitor retention, and recurring economic activity and benefits. The long-term return to Erie County in sustained tourism growth, job creation, increased tax revenues, and enhanced regional competitiveness far exceeds the value of the incentives requested and aligns directly with the Agency's economic development goals and mission as well as the Town's planning goals and objectives contained in the adopted Comprehensive Plan. Figure 6 of the Comprehensive Plan designates the Project Site as appropriate for "Commercial/Mixed-Use" and the Project represents redevelopment of an underutilized infill site that is zoned General Business District located along Maple Road.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

Yes

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

The site is accessible via NFTA bus routes operating along Maple Road, with proximity to University at Buffalo transit corridors.

Has your local municipality and/or its planning board made a determination regarding the State Environmental Quality Review (SEQR) for your project?

Yes

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

The Planning Board issue a Negative Declaration for the sports complex project on November 20, 2025, after completing a coordinated environmental review. A SEQR determination has not yet been issued for the proposed hotel to be developed on property owned by the Town of Amherst consisting of approximately 2.75 acres of the property located at 500 Maple Road that requires a rezoning from RC to GB.

Describe required zoning/land use, if different

N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

The property located at 330 Maple Road has received the necessary zoning and land use approvals for development of the 716 Sports Complex including a modification of zoning conditions imposed by the Town Board in 2008 for a previously proposed project and Site Plan Approval from the Planning Board on November 20, 2025. The adjacent proposed for the 120-key hotel component to be located on a portion of the Town owned property at 500 Maple Road is currently under review by the Town of Amherst. Zoning and land use approvals for the hotel component are being advanced through the required municipal review process

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

Yes

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

The equipment being installed as part of the 716 Sports Complex does provide demonstrable energy-efficiency benefits, even though the project does not involve traditional manufacturing machinery. The specialized systems required for the domes and the commercial building—such as high-efficiency HVAC units, dehumidification systems, LED sports lighting, and modern building-management controls—are all designed to reduce energy usage while supporting a year-round athletic environment. These systems are significantly more efficient than older commercial equipment and are specifically engineered for large indoor recreational facilities where humidity, ventilation, and lighting loads are substantial. The domes will utilize high-efficiency HVAC and dehumidification units that maintain consistent indoor air quality and climate control while minimizing electrical consumption. The entire facility will be outfitted with LED lighting designed for sports performance, which consumes far less energy than legacy metal-halide or fluorescent fixtures. In addition, digital controls and automation software will allow the complex to monitor and optimize system performance in real time, ensuring that heating, cooling, lighting, and ventilation operate only at the levels needed for scheduled programming. Together, these equipment choices result in measurable reductions in energy consumption relative to comparable older facilities. The selection of modern systems lowers operating costs for the Applicant and reduces overall energy demand within Erie County, consistent with current sustainability and efficiency guidelines.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

Please explain the extent to which the project provides onsite child care services or otherwise facilitates new child care services.

The 716 Sports Complex will not operate a dedicated, licensed onsite child-care center. However, the project will meaningfully support families and working parents by creating an environment that inherently facilitates informal, short-duration child supervision and family-friendly use of the facility. The complex is designed with flexible viewing areas, lobby space, seating zones, and family-oriented amenities that allow parents to comfortably remain onsite with younger children while other family members participate in practices, training sessions, or tournaments. The facility's programming—such as youth sports leagues, camps, clinics, and recreational activities—also provides structured, supervised athletic engagement for children and adolescents, which can help alleviate scheduling and caretaking burdens for families. While the project does not replace formal child-care services, it creates a family-oriented setting that supports parents, offers safe supervised programming for youth, and contributes to the region's inventory of accessible activities for children outside of school hours.

Select Project Type for all end users at project site (you may check more than one).

For purposes of the following, the term “retail sales” means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the “Tax Law”) primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

Retail Sales Yes

Services Yes

Please check any and all end uses as identified below.

No Acquisition of Existing Facility	No Assisted Living	No Back Office
No Civic Facility (not for profit)	Yes Commercial	No Equipment Purchase
No Facility for the Aging	No Industrial	No Life Care Facility (CCRC)
No Market Rate Housing	No Mixed Use	Yes Multi-Tenant
Yes Retail	No Senior Housing	No Manufacturing
No Renewable Energy	Yes Other	
	Sports & Recreation	

For proposed facility please include the square footage for each of the uses outlined below

If applicant is paying for FFE for tenants, include in cost breakdown.

			Cost	% of Total Cost
Manufacturing/Processing	square feet	\$	0	0%
Warehouse	square feet	\$	0	0%
Research & Development	square feet	\$	0	0%
Commercial	331,000 square feet	\$	50,854,000	67%
Retail	square feet	\$	0	0%
Office	square feet	\$	0	0%
Specify Other	100,000 square feet	\$	25,000,000	33%

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

<BLANK>

Provide estimate of additional construction cost as a result of LEED certification you are seeking < BLANK >

Will project result in significant utility infrastructure cost or uses Yes

What is the estimated project timetable (provide dates).

Start date : acquisition of equipment or construction of facilities

5/1/2026

End date : Estimated completion date of project

5/1/2027

Project occupancy : estimated starting date of occupancy

5/1/2027

Capital Project Plan / Budget

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

\$ 4,905,000 square feet 25 acres

2.) New Building Construction

\$ 37,490,868 431,000 square feet

3.) New Building addition(s)

\$ 0 square feet

4.) Reconstruction/Renovation

\$ 0 square feet

5.) Manufacturing Equipment

\$ 0

6.) Infrastructure Work

\$ 9,425,000

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 17,386,582

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 4,050,000

9.) Other Cost

\$ 6,596,200

Explain Other Costs	The "Other Costs" category includes project-related financial and administrative expenses that are necessary to complete the development but do not fall under construction, sitework, soft costs, or equipment. These items include marketing required for pre
Total Cost	\$ 79,853,650

Construction Cost Breakdown:

Total Cost of Construction	\$ 46,915,868 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 20,800,000
% sourced in Erie County	70%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit	\$ 34,000,000
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$ 2,975,000

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only) \$ 0

Have any of the above costs been paid or incurred as of the date of this Application? No

If Yes, describe particulars:

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	\$ 26,000,000
Bank Financing:	\$ 53,854,000

Tax Exempt Bond Issuance (if applicable):	\$ 0
Taxable Bond Issuance (if applicable):	\$ 0
Public Sources (Include sum total of all state and federal grants and tax credits):	\$ 0
Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)	NYS Brownfield Cleanup Program (BCP) — The project is anticipated to generate refundable Brownfield tax credits upon completion and issuance of the Certificate of Completion. These credits are not available upfront and therefore are not included as a funding source toward project costs.
Total Sources of Funds for Project Costs:	\$79,854,000
Have you secured financing for the project?	No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing).	53,854,000
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	\$403,905

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):

The Project is seeking a 15-year PILOT agreement to support the feasibility of developing an integrated regional sports and hospitality campus totaling approximately \$80 million in private investment. The substantial upfront capital required to construct a 331,000-square-foot indoor sports complex together with a 120-key hotel, significant site infrastructure across 25 acres, and the extended ramp-up period prior to stabilization necessitate a longer abatement term to achieve financial feasibility. The Project's revenue profile is heavily event-driven and seasonal in nature, and stabilization is expected to occur over multiple operating cycles. A 15-year PILOT structure provides the necessary runway to absorb high construction costs, elevated financing rates, and the delayed realization of full operating income. No additional real property tax exemptions beyond the requested 15-year PILOT are being sought.

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genessee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	0	0	52	48
Part time	0	0	85	75
Total	0	0	137	

If you estimated new job growth over the next 2 years, please provide a short description of how those estimates were calculated (i.e. jobs per square foot, new contracts/increased revenues, etc.)

Job creation reflects staffing for the integrated 716 Sports Complex and 120-key hotel. Positions include management, operations, maintenance, event staff, front desk, housekeeping, concessions, and food service. Stabilization is anticipated within 24 months of project completion.

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	6	\$ 95,000	\$ 19,000	0	\$ 0	\$ 0
Professional	10	\$ 60,000	\$ 12,000	0	\$ 0	\$ 0
Administrative	14	\$ 45,000	\$ 9,000	15	\$ 20,000	\$ 0
Production	22	\$ 42,000	\$ 8,000	70	\$ 20,000	\$ 0
Independent Contractor	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total	52			85		

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	Full time	Part time	Total
	0	0	0
	0	0	0
	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

5,900,000

Estimated average annual salary of jobs to be retained (Full Time)

0

Estimated average annual salary of jobs to be retained (Part Time)

0

Estimated average annual salary of jobs to be created (Full Time)

51,000

Estimated average annual salary of jobs to be created (Part Time)

20,000

Estimated salary range of jobs to be created

From (Full Time)	40,000	To (Full Time)	150,000
From (Part Time)	10,000	To (Part Time)	20,000

Section III: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Multi-Tenant Facility

Multi-Tenant Facility (to be filled out by developer).

Please explain what market conditions support the construction of this multi-tenant facility

The 716 Sports Complex is designed as a multi-tenant facility because the Western New York market has a demonstrated shortage of high-quality indoor sports and recreational space, resulting in sustained demand from multiple independent user groups. Youth and adult sports organizations, regional tournament operators, fitness and performance training providers, and club teams across a wide range of sports have consistently faced limited access to adequate indoor facilities due to capacity constraints in existing venues. This unmet demand has been validated through the project's feasibility study, direct outreach to user groups, and numerous formal and informal letters of intent from organizations seeking dedicated, recurring access to a modern multi-sport indoor complex. The market is also experiencing continued growth in travel sports, weekend tournaments, and regional athletic events, which require long-term scheduling blocks and structured usage agreements rather than short-term reservations. A multi-tenant structure enables the facility to accommodate a diverse mix of organizations—including soccer clubs, lacrosse programs, baseball and softball training groups, basketball and volleyball clubs, track and field organizations, and youth development academies—while maximizing year-round utilization and revenue stability. In addition, approximately 11,000 square feet of the project is allocated for commercial tenancy within the sports complex, including sports-adjacent retail, performance training, physical therapy, and wellness providers. These tenants complement core athletic programming, increase daily foot traffic, and enhance long-term operational sustainability. The integrated campus also includes a 120-key hotel designed to support multi-day tournaments and event-related visitation. The presence of on-site lodging further strengthens the multi-tenant model by enabling long-term tournament agreements and increasing the competitiveness of the facility relative to other regional sports destinations. The strength and diversity of demand in the Buffalo-Niagara region make a multi-tenant model essential for meeting community needs, stabilizing revenues across multiple user segments, and ensuring the project's long-term financial viability.

Have any tenant leases been entered into for this project?

No

If yes, please list below and provide square footage (and percent of total square footage) to be leased to tenant and NAICS Code for tenant and nature of business

Tenant Name	Current Address (city, state, # of sq ft and % of total to be occupied at new projet site)	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
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*fill out table for each tenant and known future tenants

Section V: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?

80 %

If the answer to this is **less than 33%** do not complete the remainder of the page, proceed to the next section.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation?

No

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?

Yes

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?

Yes

If yes, explain

The project is expected to create approximately 52 full-time positions and 85 part-time positions across the integrated sports complex and 120-key hotel. Based on IDA methodology for converting part-time roles to full-time equivalents, the project will generate approximately 94 FTE permanent jobs at the facility.

Is the project located in a Highly Distressed Area?

No

Section VI: Adaptive Reuse

What is the age of the structure (in years)? 0

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

City/Town

State

Zip Code

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

No

Within Erie County

No

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section VIII: Housing

Project **DOES NOT** include residential rental housing units.

Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Section IX: Tax Exempt Bonds

In order to receive the benefits of a tax-exempt interest rate bond, private borrowers and their projects must be eligible under one of the federally recognized private active bond categories (Fed Internal Rev Code IRC sections 142-144, and 1394).

Are you applying for tax exempt bonds / refinancing of bonds related to a residential rental facility project?

No

LETTER OF SUPPORT FOR THE 716 SPORTS COMPLEX PROJECT
Town of Amherst, New York

Date: 11/3/2025

To:

Town of Amherst Board
5583 Main Street
Williamsville, NY 14221

Dear Members of the Amherst Town Board,

We, the undersigned, express our strong support for the proposed **716 Sports Complex Project** in the Town of Amherst, New York.

This project represents a transformative opportunity for our community, offering a world-class facility that will serve athletes, families, and visitors of all ages and abilities. The proposed complex will feature an **indoor 200-meter banked track**, a **full-size indoor turf field**, **six hard sport courts**, **sports performance training** and a **family entertainment center**, among other amenities.

The 716 Sports Complex will provide a safe, weatherproof environment for year-round athletic development, recreation, and competition and strive to be the safest place to practice and play sports in the USA supported by our strong orthopedic and sports medicine community.

Beyond its value to athletes, this project will have an extraordinary **economic impact** — drawing tournaments, events, and visitors that will directly benefit local hotels, restaurants, and small businesses. It will strengthen Amherst's role as a regional hub for sports, fitness, and family recreation.

For these reasons, we respectfully urge the **Town of Amherst** to move forward in support of the **716 Sports Complex Project**, recognizing the long-term benefits it will bring to our residents, athletes, and the Western New York community.

The individuals listed below have given written or verbal confirmation to be included on this letter and can be contacted to confirm if necessary.

Sincerely,

	Name	Organization / Affiliation
1	Corrin Genovese	Softball Training
2	Spencer Cameron	UB Track and Field
3	Bill Maher	Canisius University AD
4	KC Mullett	Buffalo Athletics
5	Don Lawrence	USATF Niagara
6	Emilio Mancino	Springville-West Valley Track and Field
7	Traci Murphy	Daemen University AD
8	Phil DeSimone	Community supporter
9	Jocelyn Swierski	Williamsville North Volleyball
10	Ed Greenway	Amherst Lacrosse Association
11	Jason Bibler	Amherst High School Track and Field
12	Julie Murphy	Williamsville South Softball
13	Michelle Greenway	Amherst Lacrosse
14	Maddy Greenway	Community supporter
15	Colin Greenway	Amherst Lacrosse
16	Douglas Hofsass	Community Supporter

17	Daniel Schaus	Community Supporter
18	Amy McMahon	Checkers Athletic Club
19	John McMahon	Checkers Athletic Club
20	Karen Genovese	Community Supporter
21	Anthony Genovese	Community Supporter
22	Jason Lehmbeck	Clarence Central School District AD
23	Dan Gronkowski	Baseball, Softball, Basketball
24	Charlie Hunt	Community Supporter
25	Don Sauer	Track and Field Club
26	Turner Battle	UB Basketball
27	Clare Battle	Youth Basketball
28	Richard Skrabucha	Lancaster Track and Field
29	Kelsey Ryan	Snyder Track and Field
30	Pete Gratien	Snyder Track and Field
31	Dominic Clementi	Snyder Track and Field
32	Matthew Dow	Snyder Track and Field
33	Israel Martinez	Grand Island Track and Field
34	John Montalbo	Lockport Track and Field

35	Melissa Spada	Williamsville Central School District Athletics
36	Rick Streeter	Leone Timing & Results Services
37	Pat Leone	Leone Timing & Results Services
38	Tylor Knickerbocker	Leone Timing & Results Services
39	Pat Stagnitta	Leone Timing & Results Services
40	Ricky Lujan	Leone Timing & Results Services
41	Ryan Strassberger	Leone Timing & Results Services
42	Jason Glashauser	Leone Timing & Results Services
43	Russell Edwards	Leone Timing & Results Services
44	Matt Werder	Leone Timing & Results Services
45	Steven McDonald	Amherst Soccer Association
46	Kevin McCormack	Amherst Soccer Association
47	Mark DeFilippo	Section VI
48	Chelsea Plimpton	UB Softball
49	Adam Woelfle	Dunkirk Track
50	Amy Seiders	Dunkirk Track
51	Ray Graf	Dunkirk Track
52	Lilly Pacos	Dunkirk Track

53	Devin Eddy	Dunkirk Track
54	Bob Ball	Lake Shore High School Track
55	Lari McPeek	Sweet Home High School Track
56	Kevin Arnold	Lackawanna Track and Field
57	Tim Willett	Lockport Track and Field
58	Ken McCracken	Lancaster Track and Field
59	David Sardo	WNY T&F Official
60	Rich Tonge	Bishop Timon T&F
61	Ashley McGowan	Community Member
62	Cathy Hummel	CADO Volleyball
63	Scott Silverman	Hamburg Central Track and Field
64	Jason Bibler	Amherst High School Track and Field
65	Christopher Betrus	Orchard Park Track and Field
66	Melissa Betrus	Orchard Park Track and Field
67	Emily Lowe	St. Joes Indoor Track and Field
68	Dylan Zutell	Starpoint Track and Field
69	Matthew Vermette	Lockport Track and Field
70	Morgan Mitchum	Depew Track and Field

71	Walt Williams	The DB Academu
72	Darren Ascone	Williamsville Track
73	Marty Madore	Kenmore West Track and Field
74	Olivia Madore	KenTon School District
75	Mia Madore	KenTon School District
76	Kelly Truppo	Community Supporter
77	Meghan Smith`	Niagara Wheatfield Track
78	Robert Fox	Runners Roost
79	Gabrielle Leo	Community Supporter
80	Mike Hoffman	Nardin Track
81	Robert Adams	Amherst Central School District
82	Pat Janiga	WNY Track and Field Officials Association
83	Justin Speidel	Niagara Falls Track
84	Pete Szymanski	Section VI Track and Field
85	Nikki Cornell	Volleyball
86	Kurt Holme	Williamsville East Track Coach
87	Walter Potocki	Lockport High School
88	Mark Alnutt	University at Buffalo Athletic Director

89	Violet Ciotti Rashad	Nardin Track
90	Sheila Cipolla	Community Supporter-track parent
91	Cynthia Hunt	Community Supporter-track and soccer parent
92	Anne Koziol	Community Supporter- track parent
93	Lola Pollock	Track athlete
94	Corey O'Brien	Sweet Home Coach
95	Kelly Corcoran	Sweet Home Coach
96	Jane Woloss	Sweet Home Coach
97	Kristen Noltee	Sweet Home Coach
98	Lauren Wills	Sweet Home Coach
99	Britton Mann	Buffalo State College Track Coach
100	Steve Warzala	Allient

RE: Letter of Intent – Future Event Commitments at 716 Sports Complex

Dear Mr. Fineberg,

On behalf of MADE Hoops, I am writing to express our strong support for the development of the proposed **716 Sports Complex** in Amherst, New York, and our intent to bring future tournaments and events to the facility upon its completion.

MADE Hoops organizes youth basketball tournaments across the United States and Canada. We currently are running events in 25 states and 3 Canadian Provinces. We host camps, clinics, and tournaments for both boys and girls in the middle school and high school age group. We draw thousands of athletes and families each year. Our events consistently deliver measurable results for the host communities we partner with.

We believe the 716 Sports Complex—with its combination of state-of-the-art domes, multipurpose courts, indoor turf, and training amenities—will be an outstanding venue capable of hosting a number of events, and we are eager to include it in our future event rotation.

While specific event dates and commitments will be finalized closer to the facility's opening, **MADE Hoops** intends to explore opportunities to host tournaments/events annually at the 716 Sports Complex, pending scheduling availability and facility readiness.

We commend you and your development partners for your vision in bringing such a premier destination to Western New York and look forward to the opportunity to collaborate once the complex is operational.

Sincerely,
Nate Hendel

Director of Operations

MADE Hoops

C: (567) - 525 -0047

E: nate@madehoops.com

Economic Impact

Number of Events Per Year

	Year 1	Year 2	Year 3	Year 4	Year 5
Basketball Tournaments	5	6	8	10	10
Volleyball Tournaments	13	13	14	15	15
Other Tournaments/Events	4	6	7	8	8
Large Meeting Events/Conferences/Consumer & Trade Shows	6	6	6	7	7
Track Meets	14	17	19	20	20
Total Events Per Year	42	48	54	60	60

Per Person Spending By Category

	Year 1	Year 2	Year 3	Year 4	Year 5
Lodging/Accommodations	\$42.00	\$42.63	\$43.27	\$43.92	\$44.58
Dining/Groceries	\$60.00	\$60.90	\$61.81	\$62.74	\$63.68
Transportation	\$10.20	\$10.35	\$10.51	\$10.67	\$10.83
Entertainment/Attractions	\$4.80	\$4.87	\$4.95	\$5.02	\$5.09
Retail	\$28.20	\$28.62	\$29.05	\$29.49	\$29.93
Miscellaneous	\$16.20	\$16.44	\$16.69	\$16.94	\$17.19
Total	\$161.40	\$163.82	\$166.28	\$168.77	\$171.30

Per Person Spending By Category - Day Trip

Lodging/Accommodations	\$0.00	0.0%
Dining/Groceries	\$24.00	50.3%
Transportation	\$4.08	8.5%
Entertainment/Attractions	\$1.92	4.0%
Retail	\$11.28	23.6%
Miscellaneous	\$6.48	13.6%
Total	\$47.76	100%

Economic Impact Drivers

	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Local Days in Market - Overnight	72,509	83,435	97,220	108,557	108,714
Room Nights	15,661	18,104	21,169	23,704	23,741

Economic Impact

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Direct Spending - Overnight	\$11,702,912	\$13,668,331	\$16,165,521	\$18,321,427	\$18,623,119
Total Indirect Spending	\$0	\$0	\$0	\$0	\$0
Total Economic Impact	\$11,702,912	\$13,668,331	\$16,165,521	\$18,321,427	\$18,623,119

Tax Revenue Generation

	Year 1	Year 2	Year 3	Year 4	Year 5
County Sales Tax (1% on Spending)	\$117,029	\$136,683	\$161,655	\$183,214	\$186,231
Hotel/Motel Tax (3% on Lodging/Accommodations)	\$59,198	\$69,461	\$82,439	\$93,695	\$95,248
Total Tax Revenue Generation	\$176,227	\$206,144	\$244,094	\$276,910	\$281,479

716 Sports Complex - Annual Visits

Programing Type	Year 1	Year 2	Year 3	Year 4	Year 5
Tournament & Event Programming	161,880	183,600	213,432	221,496	230,712
Local Programming	626,235	682,001	725,592	752,034	768,862
Total Visits	788,115	865,601	939,024	973,530	999,574
Visit Type	Year 1	Year 2	Year 3	Year 4	Year 5
Local Visits	696,375	762,276	819,727	849,395	869,333
Non-Local Visits	91,740	103,324	119,296	124,135	130,240
Total Visits	788,115	865,600	939,023	973,530	999,573

Source - KemperSports (March 2026)

Economic Impact - 20-Year Outlook

Economic Impact Drivers: Years 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Non-Local Days in Market	72,509	83,435	97,220	108,557	108,714	109,801	110,899	112,008	113,128	114,259
Room Nights	15,661	18,104	21,169	23,704	23,741	23,978	24,218	24,460	24,705	24,952

Economic Impact: Years 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Overnight	\$161.40	\$163.82	\$166.28	\$168.77	\$171.30	\$173.87	\$176.48	\$179.13	\$181.82	\$184.54
Total Economic Impact	\$11,702,912	\$13,668,331	\$16,165,521	\$18,321,427	\$18,623,119	\$19,091,490	\$19,571,641	\$20,063,868	\$20,568,474	\$21,085,771

Economic Impact Drivers: Years 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Non-Local Days in Market	115,402	116,556	117,721	118,899	120,088	121,289	122,501	123,726	124,964	126,213
Room Nights	25,202	25,454	25,708	25,965	26,225	26,487	26,752	27,020	27,290	27,563

Economic Impact: Years 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Overnight	\$187.31	\$190.12	\$192.97	\$195.87	\$198.81	\$201.79	\$204.81	\$207.89	\$211.00	\$214.17
Total Economic Impact	\$21,616,079	\$22,159,723	\$22,717,040	\$23,288,374	\$23,874,076	\$24,474,509	\$25,090,043	\$25,721,058	\$26,367,942	\$27,031,096