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ST. TAMMANY CORPORATION RELEASES FINAL COMPONENTS AND SUMMARY OF INDEPENDENT COMMUNITY IMPACT STUDY CONDUCTED ON PROPOSED CAMELLIA BAY RESORT, CASINO, AND MARINA

Final components released focus on tourism and taxes with comprehensive summary detailing entire study

MANDEVILLE, LA – Today, St. Tammany Corporation CEO Chris Masingill releases the final two sections and summary of an independent community impact study to further understand possible impacts of the first-class entertainment & gaming resort, *Camellia Bay Resort, Casino, and Marina*, proposed in Eastern St. Tammany Parish.

Notable findings from these final components of the Community Impact Study include:

- **Tourism:** In aggregate, inclusive of the highway intercept and non-local “Other” visitors to the proposed resort casino, approximately 990,000 of the projected gamer visits will be from people residing in other parishes or states and can be expected to generate \$52.2 million in new spending in St. Tammany Parish, supporting local tax growth of \$2.45 million. These totals should be viewed as conservative estimates, as they do not include spending by those coming to the resort solely for non-gaming activities, such as entertainment, meetings, and banquets.
- **Taxes:** The proposed resort casino is expected to generate \$7.7 million to \$8.5 million per year in gaming taxes to the Parish, \$1.1 million to \$1.3 million in sales taxes, approximately \$400,000 to \$450,000 in hotel/motel and occupancy taxes and \$5.5 million in property taxes. In total, this provides a fiscal impact to St. Tammany Parish of \$14.7 million to \$16.1 million per year, not including sales taxes as would accrue through casino-resort spending, the spending by employees, or spending by tourists visiting the property but spending incrementally off-site of the resort.

The Executive Summary is a comprehensive document providing key data points and insights from each of the seven component reports in one accessible report. Highlights from all reports include:

- **Public Safety:** The probability of a resident being a victim of crime has not been shown to increase because of the presence of a gaming facility. The crime rate per capital in casino areas generally falls after casino development. This drop in crime rate is partially attributable to increased security presence from both casino security and any dedicated police patrols. These conclusions are drawn from CSG’s analyses of FBI crime statistics, through interviews with public safety officials in casino communities across the United States, as well as confirmed through third party research. With casino development, there may be a need for additional public safety efforts similar to what are

necessary with any large development such as a big-box store. Camellia Bay is expected to have a robust security and surveillance program, will be establishing a St. Tammany Parish Sheriff's Office substation, and securing increased patrols for the neighborhood surrounding the development.

- **Social Impacts:** Evidence in emerging and established casino markets shows no correlation between the opening/presence of a gaming resort and rates of divorce or bankruptcy. In markets that already have access to gaming, the addition of a resort casino gaming development does not increase problem gaming rates.
- **Median Incomes:** in all the communities studied, the data show that incomes grew after casinos opened. The communities' casinos have not negatively impacted median income levels and have perhaps contributed to income growth. Additionally, the most proximate comparable casino markets to Slidell were chosen for in-depth analysis, as were the comparable casino host communities of Pittsburg, Kansas and Tiverton, Rhode Island.
- **Business Impacts:** The East St. Tammany gaming and entertainment resort is expected to have a positive impact on surrounding businesses. Review of the data on the number of businesses, employment, wages, and retail sales before and after casino development show a range of positive to neutral impacts. No comparable casino development has been identified where there has been negative impacts on small business from casino resort development.
- **Property Values:** Where new gaming and resort developments have been introduced during the past decade, there has been neighborhood home value appreciation at rates higher than or similar to nearby neighborhoods and towns. The research shows that gaming and resort developments do not negatively impact property values.

The goal of the study is to expertly evaluate the potential range of impacts that such a project could have on Slidell, the surrounding community, and St. Tammany Parish by providing an additional layer of professional research to further address community questions on the resort and gaming project. There are seven total components of the study, specifically focusing on the areas of businesses and employment, property values, income levels of residents, crime and public safety, social welfare of residents, tourism, and tax revenues to local government.

St. Tammany Corporation proactively commissioned this independent assessment of the project by Convergence Strategy Group, a nationally leading firm that specializes in studies on the economic impacts of the gaming industry. Convergence examined 16 comparable communities both in Louisiana and across the United States which host modern gaming and resort amenities to assess potential impacts of a new development in Eastern St. Tammany. Their analysis draws from peer-reviewed sources as well as personal interviews with officials within existing comparable host communities.

St. Tammany Corporation prioritizes its role as a trusted and reliable source of timely, relevant economic information and data with our community and partners. The scale and overall financial impact of a project of this nature is significant for our community, representing \$329 million in capital expenditure and up to 1,000 direct permanent jobs. The community impact study provides an abundance of data and information for St. Tammany residents to take into consideration to make informed decisions about this project.

Each component of the Community Impact Study includes a full report and a summary one-page document. The full community impact study reports and one-pagers can be found online at <https://sttammanycorp.org/camellia-bay-community-impact-study/>.

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About Convergence Strategy Group: Convergence Strategy Group brings together minds that have guided some of the most successful developments in the world. The New Orleans-based consulting firm, led by partners Scott Fisher, Ph.D. and Suzanne Perilloux Leckert, brings a collective 40+ years of professional experience in providing analytical and strategic planning services to gaming, leisure, commercial, tribal and public development partners across 39 states, and 33 countries worldwide.

About St. Tammany Corporation: As the lead economic development organization for St. Tammany, St. Tammany Corporation serves as the comprehensive resource center for business services throughout the parish. St. Tammany Corporation's services include business retention, site selection, workforce development, research and data services, state and local incentives, business attraction, talent retention, certified site development, relocation support, and marketing St. Tammany. Since the organization's launch in 2018, St. Tammany Corporation facilitated business expansion and attraction announcements representing over \$60 million in capital investment and 1,177 new and retained jobs in St. Tammany Parish.