

1.6 Socio-Economic Benefits

Comment 1.6-1-PHT: The economic section at the back of the summary really is inaccurate, and there are assumptions here that really don't follow. They are assuming that because the Hudson River National Heritage area has certain kinds of financial assumptions that we can use the same ones here in this kind of a setting. we can't. it's not the same. [Sharon Kroeger, November 17, 2007 Public Hearing Transcript, page 62]

Response 1.6-1-PHT: According to the Hudson River Valley National Heritage Area (HRVNHA), nearly all of Dutchess County, including Amenia, is part of the HRVNHA. The economic analysis provided in the DEIS is based on the best information available about the economy of the region.

Comment 1.6-2-HG54: Construction Jobs. On page 1-30, second paragraph it says that "...Based upon an average of 9.2 labor hours per \$1,000 in construction cost and a total construction value of approximately \$300 million, the project will generate an estimated 1,400 construction jobs." The reference for the 9.2 hours at the bottom of the page is a 1994 ULI publication. Has this per thousand figure been adjusted for construction cost increases since 1994? The February 2007 Economic Report of the President online Statistical Tables shows that the price index for the residential investment component of gross domestic product increased by 59 percent from 1994 to the third quarter of 2006. [The Hudson Group LLC, Letter, February 14, 2008, Comment #54, page 14]

Response 1.6-2-HG54: The factor has not been adjusted for construction cost increases since 1994.

Comment 1.6-3-HG55: Additionally the total number of jobs should be converted to person years of construction jobs. Otherwise, there is no time dimension to this

1,400 job figure, which we know are not permanent jobs. [The Hudson Group LLC, Letter, February 14, 2008, Comment #55, page 14]

Response 1.6-3-HG55: The formula used per the ULI handbook accounts for the time dimension by dividing the result by 2,000 hours, which is the average number of hours worked in one year. However, since the project would occur over several years, the 1,400 jobs would be spread over several years.

Comment 1.6-4-HG56: Regional and Local Job Multipliers. In the next paragraph on page 1-30, there is a discussion of local and regional, the latter meaning apparently Dutchess County, job multipliers from the direct construction and permanent jobs associated with the Project. Since the Project is very close to the southern part of Columbia County and close to western Massachusetts and Connecticut, there will be considerable leakage of jobs to these jurisdiction areas not sufficiently mentioned in the discussion. [The Hudson Group LLC, Letter, February 14, 2008, Comment #56, page 15]

Response 1.6-4-HG56: The region is considered to be Dutchess County and adjacent areas, whether in New York State or in nearby Connecticut or Massachusetts. It is possible that some employees may come from these locations to work at the proposed resort.

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