

RIVER VALLEY  
CASINO RESORT  
ARKANSAS

We're All In



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**A Sure Bet For  
Russellville,  
Pope County &  
Arkansas**

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# A Better Way to Win

Making a decision of this magnitude doesn't have to feel like a gamble. We have a win-win proposal that combines a top-of-the-line resort with a long-term commitment to building community, attracting tourism, creating quality jobs, and boosting the economy. It promises thrilling entertainment for those who want to try their luck, and ace amenities that will inspire visitors to take a chance on all we have to offer.

To bring that vision to life, you need a partner with bold ambitions to exceed expectations in every detail and deliver transformative results.

**That's Gulfside Casino Partnership.**





## A Winning Hand

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Gulfside Casino Partnership is a seasoned industry player with decades of experience in hospitality and entertainment. As an independent family-owned company, we define our own standards of quality and service rather than answering to a distant corporation. Our standards are to create a resort experience that draws people in and brings them back again and again. That's how we made one of the most exciting resort casinos in Mississippi a destination for more than gaming.

From the smallest aesthetic choice to the largest entertainment stage, we bring the wow factor to every detail. We design experiences that go beyond a luxurious hotel suite and heart-stopping game play to develop a true community amenity with something to delight every visitor, locally and from afar.

The design and build are just the beginning of a commitment to the community. Gulfside Casino Partnership is dedicated to becoming a regional destination, economic engine and an employer of choice. We're here to win for you.

# Welcome to River Valley Casino Resort

Nestled in the Arkansas River valley in the rolling foothills of the Ozarks, River Valley Casino Resort takes inspiration from its setting with design features that reflect the environment: warm wood textures, cool calming stone and the refreshing flow of the river.



The interior showcases the landscape in a rotunda with spectacular 360-degree natural views. Generously lit by oversized chandeliers, the rotunda's exposed wooden framework is complemented by a soothing, neutral palette. Inside, it's a hive of activity, and a hum of excitement permeates the atmosphere.



It's a perfect blend of serenity and vitality, offering world-class amenities, unbeatable service and gracious hospitality, with quality apparent in every detail and exhilaration in every moment.



## A Next-Level Stay

Indulgence awaits in **300 finely appointed hotel rooms**, including 40 luxury suites. Guests will enjoy refined accommodations that feature stylish furnishings to complement views of the lush Arkansas River valley and surrounding hillsides. Comfort and quality ensure a restorative retreat at the end of the night.



## Appetite for Adventure

The sensational culinary lineup at River Valley Casino Resort promises to be as much of a thrill as its other amenities. From early risers to late-night snackers, there's a dining selection for every appetite in settings that are a feast for the eyes.

For the ultimate culinary experience, a chef-driven steakhouse delivers show-stopping cuisine paired with an extensive collection of wines and stellar table service. An all-you-can-eat buffet features four interactive made-to-order food stations, salad bar and dessert selection that make dining an adventure. Caffeine lovers will find a fresh cup of brew at the coffee and pastry shop along with baked goods and specialty sandwiches. And for those all-hours hunger pangs, a 24-hour café satisfies cravings with fabulous favorites in a casual environment.

# Game On

At the heart of River Valley Casino Resort is the vibrant 70,000-square-foot gaming floor. A dynamic ceiling featuring LED light displays combined with layered wall treatments and eye-catching artwork create a space that pulses with energy. The centerpiece is a stunning bar and stage for live entertainment. A wide array of slot machines, table games and adjacent sports betting area will complete the electrifying atmosphere.



**70,000**

square feet of gaming space

**1,500**

state-of-the-art slot machines

**50**

table games



dedicated sports betting area



multiple live music & entertainment venues

# Upping the Ante

River Valley Casino Resort is designed to exceed expectations in every way to create a remarkable regional destination. In addition to providing deluxe guest rooms, upscale dining, and recreational facilities, we're introducing several new entertainment venues, meeting spaces, a resort pool, a luxury spa, retail shopping, and various other amenities, enhancing the opportunities for an exceptional experience catering to both business and leisure.







# Putting Our Chips on the Table

A collaboration with Gulfside Casino Partnership represents a more than \$400-million resort brought to life to deliver a best-in-class regional destination. From the quality of design and materials to the hospitality experience to the world-class amenities, River Valley Casino Resort promises to be a jackpot for Russellville, Pope County and Arkansas.

Investment	\$400 million
Gaming space	70,000 square feet
Slot machines	1,500
Table games	50
Hotel rooms	300

## Amenities

- ♠ Restaurants
  - Fine Dining Steakhouse
  - Sports Book & Bar
  - Casino Lounge & Club
  - 24-Hour Café
  - Coffee & Pastry Shop
- ♦ Outdoor Amphitheater & Entertainment Area
- ♥ Resort Pool & Cabanas
- ♣ Luxury Spa
- ♠ Fitness Center
- ♦ Retail Development
- ♥ Convention Center & Meeting Spaces





## Success Is in the Cards

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River Valley Casino Resort promises to fuel economic development, tourism and tax revenue for Russellville, Pope County and Arkansas. Starting with a highly competitive upfront investment, Gulfside Casino Partnership will ensure more gaming tax revenue remains in the state.

Beyond the numbers, we're committed to creating a resort destination that's more than the sum of its parts. In addition to generating revenue and tourism through entertainment, meetings and conventions, shopping and dining, River Valley Casino Resort will be a best-in-class employer and community partner.

**We're invested beyond a building; we're committed to building your community.**

# Employer of Choice

Gulfside Casino Partnership has decades of experience as a family-owned company that inspires employee loyalty with career stability and professional opportunities. We will bring that same commitment and dedication to our team members at River Valley Casino Resort.



## Job Creation

Employees	
Resort Table Games	306
Resort Slots	45
Gaming	351
Hotel - Resort Tower	196
Buffet	136
Premium Restaurant	65
Standard Grille	69
Coffee Shop	24
Resort Room Service	5
Resort Pool	4
Stewards	118
Beverage	64
Other F&B	4
Marketing	25
Player's Club & Development	46
Resort Cage	42
Security	130
Surveillance	26
Facilities	46
Gift Shop	18
Administration & Other	326
<b>Number of Positions</b>	<b>1,695</b>

## Payroll & Benefits

Employees	
Resort Table Games	6,001,710
Resort Slots	1,275,363
Gaming	7,277,073
Hotel - Resort Tower	3,813,420
Buffet	2,842,000
Premium Restaurant	1,468,800
Standard Grille	1,433,320
Coffee Shop	583,600
Resort Room Service	27,930
Resort Pool	21,006
Stewards	2,757,721
Beverage	926,700
Other F&B	295,470
Marketing	1,278,664
Player's Club & Development	1,917,997
Resort Cage	1,278,664
Security	3,196,661
Surveillance	895,065
Facilities	1,790,130
Gift Shop	437,625
Administration & Other	9,204,467
<b>Salaries &amp; Wages</b>	<b>41,446,314</b>
<b>Payroll Taxes and Benefits</b>	<b>19,065,305</b>
<b>Estimated Total Payroll</b>	<b>\$60,511,619</b>

# An Extraordinary Regional Destination

Capitalizing on its proximity to I-40 and the billions in disposable income in the River Valley Casino Resort's travel radius, Gulfside Casino Partnership estimates exponential growth in tourism and tax revenue. Generating millions of guest visits, River Valley Casino Resort will be one of the most popular destinations in Arkansas.

## Tax Revenue

General Revenue (55%)	\$16,225,000
Horse Racing (17.5%)	\$5,162,500
County Tax (8%)	\$2,360,000
City Tax (19.5%)	\$5,752,500
<b>Total Estimated Tax</b>	<b>\$29,500,000</b>

## Tourism & Visitation

Guest Counts	2,353,612
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# Playing The Long Game

River Valley Casino Resort represents more than a business decision; the quality and intention we put into the design and execution of the project is just the beginning.

We will represent a community gathering place and host events that drive the economy. We will be an employer of choice that offers life-changing jobs and develops lifetime careers. And we will put our resources to work to help those in need and enrich the community where we live and work.

- ♠ Serve as a community gathering place
- ♦ Host economic driver events for the community
- ♥ Contribute philanthropically to community causes
- ♣ Be an employer of choice
- ♠ Invest in the community because it matters to us

# A Winning Record: Island View Casino Resort

You can have confidence in the River Valley Casino Resort because it's backed by Gulfside Casino Partnership's decades of experience, financial success and reputation for community collaboration.

Island View Casino Resort in Gulfport, Mississippi is a community anchor that's one of Mississippi's top casino resorts. It illustrates the caliber of our work and showcases the impact we have on the city and state.

- ♠ Biggest gaming floor in the state of Mississippi
- ♦ 1,000,000 square feet of beachfront gaming, hotel and entertainment space
- ♥ One of the top revenue-generating casinos on the Gulf Coast

- ♣ Family-owned & operated
- ♠ 126,000 square feet of gaming space
- ♦ 2,700 slot machines, 50 table games and two sports books
- ♥ 20 different dining and drinking options
- ♣ Live entertainment venue
- ♠ Blue Shell Spa, a full-service day spa
- ♦ Windance Country Club, an 18-hole championship golf course



Island View Casino Resort  
Gulfport, Mississippi

# More Than a Resort

Island View Casino Resort is home to more than excellent dining and exciting gaming options. It hosts numerous community events like the Gulfcoast Yacht & Boat Show, Thunder Over the Sound and the Island View Christmas lights. As a committed community partner, we contributed significant funds to make the Mississippi Aquarium possible.



**1,840**

employees

**\$1.25 billion**

invested by owners

*“ We had an idea for a Christmas light show, and, of course, we needed a large investment to do that. People were saying you’ll never get it. But we called Rick and Terry. Rick came in, and he saw the vision, and they are now the title sponsor of the Gulfport Harbor Light show, which has become over the last eight years, one of the largest light shows in the country. ”*

**F.B. “Rusty” Walker, IV**

Gulfport City Council



## From the Employee Perspective

We believe Island View Casino Resort is a way for our community to grow and for the people who work there to advance their careers. Helping our people reach their potential is a huge return on investment for our family-owned operation.

*“ What makes us different is that we embrace the community we’re in. We want our community to grow and our employees to grow. And that’s what makes us successful. ”*

**Kathy Santiago**

Director of Guest Relations  
& Business Development

*“ I’ve never worked for a place that put so much emphasis on your ability and your work ethic, and they really focus on advancement from within. I feel very valued here. ”*

**Dani Dehart**

Revenue & Call Center Manager

*“ When you come and work for Island View, they’re invested in you. A lot of employees that you see in management or as directors, they started off as frontline employees and they’ve been promoted. ”*

**Julianis Wade**

Benefits Manager



# You Can Bet On Us

This proposal details what Gulfside Casino Partnership and River Valley Casino Resort will bring to Russellville, Pope County and Arkansas. We are a proven partner with a reputation for long-term investment in both the resort destination and the surrounding community.

Gulfside Casino Partnership brings significantly more to the table for you: more jobs, more hotel rooms, more amenities, more revenue, more care for the community, more attention to detail, and more long-term vision.

There's a phenomenal opportunity in front of you to impact your community for generations. Gulfside Casino Partnership is the partner that will help you seize that opportunity and deliver winning results.





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