

Maureen B. Valentino

From: Gene Valentino
Sent: Monday, February 02, 2009 7:34 AM
To: Julian MacQueen; kirkman@cox.net; Cy Keefer
Subject: RE: DRAFT

Julian...

Your response brings to the surface exactly what I was trying to elicit. The intention is to bring forward a Creek perpetuation plan. The issues I raised will be investigated as we all collectively move forward in our areas of expertise. The "Federal approval as a tribe" status you mentioned in the 2nd and 3rd paragraph below is EXACTLY my concern. Knowing the true authority vested in the Tribe gives credence and validates their ability to move faster than slower. Moreover, there appears to be a pre-existing understanding at the tribal chief and political levels. Mirroring Atmore's operation keeps us safe for now. But I've been told by Phil that this is not their area, as they recognize the territoriality issues I first mentioned when I was referring in my original statement as "regional presence".

Breaking the ice with location #1 is essential. The real "deal" with the county will follow as you suggest.



"To respond is positive, to react is negative" - Zig Ziglar

From: Julian MacQueen [mailto:julian@innisfree.com]
Sent: Sunday, February 01, 2009 11:51 PM
To: Gene Valentino; kirkman@cox.net; Cy Keefer
Subject: Re: DRAFT

Gene,

I have read your document and I think I understand it. The legal precedent of taking back land or creating an area wide umbrella of ownership by the tribe requires a lot of research to undergo before this vision is put forward too far. While I understand the general scope of your vision, I have no idea what it would cost to implement and what precedents are already on the books in other states in this regard.

My guess is the tribe would first have to generate the revenue through their enterprises to afford the counsel to take them down this path. Not having Federal approval as a tribe creates takes this down a direction that I am not familiar. Cy seems to think that he has the background and precedents and support to successfully arrive with the proper sanctions to give the tribe effectively the same rights as a Federally recognized tribe.

To begin with, based on what I have been told by Phil, we can expect to be challenged by the well capitalized Poarch Creek Indians of Atmore since they will see any gaming or even any recognition of a tribe by a State or Federal or County government in their market area as a threat. Given that this is a likely case, everyone need to be aware and prepared for an attack and have the resources and conviction to engage in a protracted and expensive battle.

Hoping this will not be the case is not realistic according to Phil. Phil has not said this to me directly but I am inferring this from his experience with the Poarch Creek Tribe in other matters with other Tribes. I would like to hear Phil's reaction to this likelihood.

6/1/2009

The phasing in of the first location begins with a gaming room focused on Bingo based machines (approximately 500 machines) which is scheduled to begin in the next couple of weeks and with a plan to have the facility open by June 2009 or before if the delivery of materials go well. I gather from talking to Cy that the plan to move towards a four star hotel will follow once the first phase has a track record which should take around one year so that all seasons can be measured and so those numbers can be extrapolated towards the financing model for a hotel and expanded facility. This could include some kind of theme to draw on the market that is already coming onto this area, like water park.

I would then think that additional locations and perhaps even some kind of area wide agreement with the county could be further established once the tribe has the economic engine in place to afford the support staff to craft such an agreement.

These are my first thoughts. I am glad you are soliciting input toward a longer vision and process.

Julian

On 2/1/09 4:26 PM, "Gene Valentino" <gene.valentino@ncc.com> wrote:

Hi Guys:

You can see from the document that this is intended to be a free flow of thinking for ALL OF US. Before we initiate a public relations plan ... let's all agree on the common vision. Each of us has a "stake" in the success. I have presented some thoughts that are more geared to the foundation and structure of all of us. EACH of us may want to offer something more and different. Some of you may want to focus on Obama \$\$\$ and that plan. Others of you may want to focus on project and construction specifics. And some of you may want to focus on a specific definition of "Phase 1", "Phase 2" I intentionally did not get down to the granular level and did not want at this point to carve out the \$\$\$ of what the county would/may get.

If each of you would kindly provide me with your "take" on this ... then I will merge your written comments into a master document, and clean it up. As a former TV reporter, I used to love doing this sort of thing. Send me all that you can give me, OR simply chat with me on the phone while I take copious notes... I will compile this over the next 4 days and we can have something ready for a week from now.

I suggest we create a "Project Schedule". Julian you know what I mean. This should be done with Cy. I leave issues of the "deal" in the hands of Philip and that he work that with the two of you. I don't consider myself a part of the "deal". I'm merely trying to facilitate this....in order to avoid the "Who's on First" routine....since things will be happening fast.



County Commissioner, District 2
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<http://www.nivescambia.com/departments/board_of_county_commissioners/District2.php>

"To respond is positive. To react is negative" - Zig Ziglar

6/1/2009

Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
Sent: Sunday, April 05, 2009 10:43 AM
To: Gene Valentino
Subject: FW: Tomorrow' s meeting/game plan going forward

Gene,
 I saw it first thing this morning.
 Check out my email below to our attorney's at Beggs Lane.
 We need to talk. If we do in fact lose the appeal, game over. I can't imagine that can happen and we CANT let it happen.
 I will be in Pensacola tomorrow. We need to find a time to sit down and talk (you and I alone)
 Ashley

Ashley Cooper
 70 Oak Ridge Avenue
 Summit, NJ 07901
 acooper70@comcast.net
 office- 908-216-5530
 fax- 908-590-1851

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, April 05, 2009 9:47 AM
To: 'Jamie Campbell'
Cc: 'Gary Leuchtman'; 'Matt Piell'; 'cyrus keefer'; christeeters@mac.com; 'Brad Hoecker'; 'Barry W. Beronet'; TFFricke@aol.com; Phil Kittel
Subject: Tomorrow' s meeting/game plan going forward

Jamie,
 I read with interest this article (copied below) in the paper this morning.
 Yes we see all of the nonsense in the paper and yes we have a solid game plan which we can talk about tomorrow when I am in your office. This guy Carlton Proctor is on a serious mission to torpedo this project isn't he?
 Having said that, Proctor is not what concerns me.
 What does concern me is the following comment: "The appeal cited the county's own Land Development Code's prohibitions against using the land on the key for bingo gaming." If that is the case, we do have a serious problem. I can NOT imagine the board that granted us the development order for our bingo hall missing that in the land code.
 We need to be represented at that meeting (preferably by our legal team) and I would like to talk to you about it when I am in your office tomorrow (without our potential investor Don Bahouth who is meeting us at noon at Beggs Lane). We need to have someone from your firm taking a quick look at this for us to know what (if anything) we are up against as it relates to this appeal.

I spoke with Gene Valentino yesterday and there is in fact a hearing coming up with the Board

of Adjustments to listen to that appeal in the next few weeks. Gene was quoted on television in his interview last week as saying that our land is zoned for uses that could include the following: used car lot, tattoo parlor, pawn shop etc etc etc. You get my point and we need to be prepared. Julian's team helped us with the development order and we need to take the ball from here.

Specifically as it relates to the article below regarding "the numbers not adding up" . CLEARLY we have been crushed by the leaks, the editorials etc. Barry Beronet did NOT say that we would not have electronic bingo games. That was another Proctor "spin" that you and I discussed. We have a plan with our gaming lawyers and we will be very aggressive with that plan. The burden is now on us to prove to the state's attorney (and everyone else) that there are forms of electronic bingo that ARE legal in the state of Florida that are CURRENTLY being played.

This project DOES make money if we only do paper bingo in a very well designed and constructed facility but that is obviously not what we all signed up for. We will take our time getting the electronic component implemented (through the legal channels) as we play paper bingo in a "high end bingo hall" if we can all stomach that oxymoron. Check out this website that our gaming lawyer Tom Fricke has starting working with us on :

<http://infinitygroupincorporated.com/uploads/TabForcePulltabflyer.pdf> It is from Infinity Group Systems who we are talking with next week. Tom Fricke is convinced (and will prove it) that this is a legal electronic bingo system.

More to come on that tomorrow.

I land at 9:55am tomorrow morning. Phil Kittel is picking me up and we will head straight to your offices.

Have a good Sunday.

AC

Arifley Cooper
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office- 908-816-7000

6/1/2009

fmv-908-398-0051

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, April 05, 2009 8:45 AM
To: 'cyrus keefer'; 'Matt Peill'; 'Chris Teeters'; 'Brad Hoecker'
Subject:

This message has been scanned by a NOT bank. If you
 suspect you've received this message, you
 may be a victim of a phishing attempt.

I'm certainly no businessman nor marketing expert, but I don't see this controversial bingo casino ever being built on Perdido Key.

And here's the simple reason why: The numbers just don't work.

When Dallas developer Cy Keefer first unveiled plans for a casino on the key, they hinged on having an expanse of electronic, slot-like bingo machines, each generating thousands of dollars a day.

His grandiose, \$50 million vision was based on several assumptions composed by Minneapolis-based hospitality consultant Klas Robinson.

Those assumptions included:

- Multipurpose bingo complex with seating for 1,000, featuring paper and electronic games.
- 1,500 bingo machines.
- 180-unit hotel with pool and fitness center.
- A 100-seat, sit-down restaurant, and 200-seat sports bar.
- Paved parking for 2,000 vehicles.

All this on 7.3 acres of land owned by hotel developer Julian MacQueen.

Bingo machine plan shot down

Klas Robinson's market analysis study said that "based on conversations with members of the project team, we have been instructed to assume that the (bingo) machines "» will be comparable in quality, play and appearance to those currently in operation at Tribal gaming facilities in (Atmore) Alabama."

But Keefer's plans for electronic bingo machines were quickly shot down last

month by State Attorney William Eddins who determined the devices are illegal under Florida gaming laws.

Last week, two Perdido Key property owners filed an appeal with Escambia County contending the development order Keefer received recently for the project is flawed and should be overturned.

The appeal cited the county's own Land Development Code's prohibitions against using the land on the key for bingo gaming.

And, to add to Keefer's problems, several citizens groups, representing hundreds of residents and property owners on Perdido Key, have banded together to fight Keefer's plans.

Not financially sound

Despite all this opposition, Keefer says he is going ahead with an "upscale" bingo parlor that will include traditional paper cards and "skill" arcade-like bingo machines.

But several developers, bankers and Realtors I've spoken with recently generally agree that without electronic bingo machines the project is not financially sound.

What's more, they believe Keefer's plan will never get off the ground either because of zoning issues, mounting public opposition, lack of investors or a combination of all three.

But stay tuned; the great bingo debate continues, and we'll see if Keefer is willing to put his money where his mouth is.

Carlton Proctor writes business news for the News Journal. Contact him at 435-8522 or at cproctor@nj.com.

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cell- 908-599-1831

Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
Sent: Saturday, April 04, 2009 4:36 PM
To: Gene Valentino
Subject: RE: post from Forum

Gene,
 I just left you a voice mail on your cell phone.
 Can you please call me? 908-451-0152
 I want to talk to you about this email below and my trip to Pensacola on Monday.
 Thanks
 Ashley

Ashley Cooper
 70 Oak Ridge Avenue
 Summit, NJ 07901
 acooper70@comcast.net
 office: 908-314-3330
 fax: 908-592-1851

From: Gene Valentino [mailto:genev@collectorsolutions.com]
Sent: Saturday, April 04, 2009 5:35 PM
To: Cy Keefer; kirkman@cox.net
Cc: Jamie Campbell; Julian@innisfree.com; mpiell@mac.com; acooper70@comcast.net;
 BHoecker@stonington.com; christeeters@mac.com; kirkman@cox.net; icmsebastian@yahoo.com; Gary
 Leuchtman
Subject: FW: post from Forum

Hello CY:

I trust you're recovering well.

One of my "grass roots" guys is Bill Cagle. He's been doing A LOT behind the scenes for me to protect your interest. I would ask you to consider using him for things as opportunities come available. He's been a HUGE supporter. His commentary below represents the growing impression. Your other "buddy", Marcus Story, owner of the Jellyfish Bar, told me today that Eddie McMillan, the lead objector to the 'bingo' who is appealing the county's decision (referred to by Bill below as "Bozo"), has admitted that I have caused the entire community to focus on a vision and growth plan which they had not done before. For that I get credit from them. Moreover, they are now suggesting that it may not be that bad after all. I'm of the impression that AFTER the Board of Adjustments rules (my guess...in your favor) they are likely not appealing further. It is at that time I STRONGLY suggest you invite them to a most intimate gathering, maybe dinner, to let them see your true intentions. These are not blue collar folks. Eddie is a very big millionaire who would be the BEST ally for you going forward.

Just food for thought....

Get well Cy... you're missed.





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"To respond is positive. to react is negative" - Zig Ziglar

From: Bill Cagle [mailto:bill.cagle@cox.net]
Sent: Friday, April 03, 2009 9:27 PM
To: Gene Valentino
Subject: post from Forum

From: keepgoingsouth

Reading through the comments of the newest article 3-3-09, I finally see the majority beginning to speak up. I have poled 80% of the businesses on PK and talked to over 100 local residents at various locations and functions. The pros are running about 75/25 for the bingo hall with most of the nays being uninformed or misinformed by twisted facts (thank you Carlton Proctor).

If these two Bozo's are successful in getting the board of appeal to overturn the DRC's ruling then Escambia County can stand-by for a tortes interference lawsuit that will further strip millions of the tax payer's money from the county governments vault.

When and where is the hearing set for?

Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
Sent: Saturday, April 04, 2009 7:44 AM
To: Gene Valentino
Subject: Appeal article

Gene,
I will be in Pensacola Monday.
Any validity to Smith's statements about bingo not being a permitted use under the land development code or his comments regarding requirements for traffic flow and water and sewer capabilities?
Ashley

Two try to block bingo hall

Carlton Proctor • cproctor@pnj.com • April 3, 2009

Two Perdido Key landowners have filed an appeal with Escambia County's Board of Adjustment to block construction of a controversial bingo hall.

Pensacola attorney Gregory Smith filed the administrative appeal Thursday on behalf of property owners Eddie McMillan and Joe Mirabile.

McMillan and Mirabile declined to comment on the appeal, referring all questions to Smith.

Smith's appeal contends a development order issued last month to Key Development, LLC, is flawed and should be reversed because the county's Land Development Code prohibits bingo gaming on the parcel of land in question.

"Bingo is not a permitted use for the parcel in question under the Land Development Code," Smith said.

Smith also said there are serious questions about whether the proposed development would meet requirements for traffic flow and water and sewer capacities, he noted.

Smith's appeal also cites the "failure of the county to follow its own procedures, and the haste with which the instant application was addressed."

The 7.3-acre bingo hall site on Perdido Key is owned by hotel developer Julian MacQueen, and is zoned for general commercial use.

In March, Dallas developer Cy Keefer announced he had reached a tentative agreement with MacQueen to lease/purchase the property and build a "bingo casino" on the site.

Keefer's plans were quickly issued a development order by the county's Board of Review, but were met immediately with opposition by several Perdido Key citizens groups.

Late last month, State Attorney William "Bill" Eddins issued an opinion that Keefer's plans to erect a bingo hall with electronic slot-like machines would violate Florida gaming laws.

Keefer responded through Pensacola attorney Barry Berozet that he had no plans to build a "bingo casino" that offered customers use of an electronic machines.

However, following Eddins statement, Keefer said he would move forward with plans to build an "upscale" bingo hall on the key.

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Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
Sent: Wednesday, April 01, 2009 7:34 AM
To: Gene Valentino; district2@co.escambia.fl.us
Cc: TFFricke@aol.com; 'Barry W. Beronet'; Ron Ward; 'Jamie Campbell'
Subject: Alabama Electronic Bingo- Very important rulings as background for Perdido Key Bingo Hall
Attachments: March 30, 2009 St Clair County Ruling Tab 9.pdf; Ordinance Ashville Al Tab 10.pdf

Gene,

It was nice talking to you this morning.

Please take a look at these attachments regarding recently approved electronic BINGO in Alabama. The ordinance to allow electronic bingo in St. Clair County was just passed in December 2008 and affirmed (March 30, 2009) in St. Clair County Alabama by Circuit Judge Charles E. Robinson.

Please note that Robert McKay who is the mayor of Ashville (largest town in St. Clair County) is a partner with the Shooting Star Casino who did all of the legal leg work to fight the appeal of the County Ordinance by District Attorney Richard Minor.
Conflict of interest?

The case law (state and national) discussion in the Judge's ruling is VERY interesting that legally defends electronic bingo which the Judge obviously affirmed. These facilities in Alabama (as ours will be at Perdido Key) are in fact BINGO HALLS and NOT Casinos. Electronic Bingo is simply a different (legally accepted) form of bingo. Our gaming expert Tom Fricke will be talking about this (and other items) with Mr. Barry Beronet this morning.

Respectfully,

Ashley Cooper

Ashley Cooper
70 Oak Ridge Avenue
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acooper70@comcast.net
office- 908-316-5000
fax- 908-398-3351

Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
 Sent: Wednesday, April 01, 2009 6:30 AM
 To: Gene Valentino
 Cc: Matt Peill; Chris Teeters; Brad Hoecker
 Subject: NICE WORK!!!!

Gene,

I was able to open the video after the buffering was finished (I have a relatively fast computer and that was painful). Well done my friend!!! I took your advice and got a cup of coffee and listened to it bright and early this morning. This is a brutal position that you are in and you handled it beautifully. Nice restraint on the Carlan Proctor situation by the way (your comment about arrogance or ignorance was perfect).

Your point regarding the fact that our land can be used for a tattoo parlor, pawn shop or a used car development given the current zoning was brilliant. Your comment saying "if you want to change the zoning laws, I will work with you listening to your thoughts and concerns but express your concerns with law and not rhetoric" was also very well delivered. Your "induced demand" economics theory regarding jobs and the 900 empty homes (I was an econ major in college) was also very well stated. "Lead, follow or get out of the way" was classic.

Hopefully I will be in Pensacola on Monday and I hope we can spend a few minutes together. Again, thank you for being such a leader. We will make you proud my friend. We need to really nail down the elements of this project (discussing your comments regarding the convention center for instance) and move forward. Thanks again for all of your support!!

Best,

Ashley

Ashley Cooper
 211 Palafly Place, Suite 400
 Pensacola, FL 32501
 acooper70@comcast.net
 904.595.4920
 www.ashleycooper.com

From: Gene Valentino [mailto:genev@collectorsolutions.com]
 Sent: Tuesday, March 31, 2009 10:46 PM
 To: acooper70@comcast.net
 Subject: RE: Check out St. County judge clears way for electronic bingo to be played in As

Try it again... There is MacDress for a minute or two before it starts. The bottom left corner of the screen shows it too long. There is a buffer, that loads BEFORE the play button. Also, the interview is in 2 segments with 30 minute commercial breaks. When the TV station goes to me they erased the commercials so you have 60 minutes plus between the segments.

Gene Valentino



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 Visit Us at: http://www.mpcr.com/arcourtsolutions.com/Download_center.asp?cid=11&nid=1&system=District2.php

Gene Valentino

From: Ashley Cooper [mailto:acooper70@comcast.net]
 Sent: Tuesday, March 31, 2009 6:56 AM
 To: Gene Valentino
 Subject: RE: Check out St. County judge clears way for electronic bingo to be played in As

Thanks Gene.

My media player opens when I click on the link but when I hit the play button nothing happens which is strange.

Let me work on it.

Is there another way to access it?

Ashley

Ashley Cooper

To: Gene Valentino
Sent: Tuesday, March 31, 2009 7:46 AM
To: acooper70@comcast.net
Subject: FW: Check out St. County judge clears way for electronic bingo to be played in As

From: Gene Valentino [mailto:genev@collectorsolutions.com]
Sent: Tuesday, March 31, 2009 7:46 AM
To: acooper70@comcast.net
Subject: FW: Check out St. County judge clears way for electronic bingo to be played in As

Hiho Achin,
Go to my web site... Then click on the "Perrido Key Issues" list below... (Share with Donald if you'd like and also)
Gene M. Valentino

Escambia County Board of County Commissioners District 2

http://www.myscambiacounty.com/departments/board_of_county_commissioners/District2.asp

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Escambia County - Board of County Commissioners

Government Experience

- Escambia County Commissioner, 2003 - Present
- Chairman, County Commission, 2008
- Florida Certified Commissioner, June 2003
- Florida Chief Executive, "Emergency Management" - International Association of Chiefs of Police
- Nominated to attend and graduated from Army War College, Carlisle, Penn.

Community Involvement

- Chairman of the Pensacola-Escambia Development Commission (PEDC)
- Chairman of the Regional Transportation Planning Organization (RTPO) for Escambia Santa Rosa, Gadsden and Walton Counties
- Pensacola Area Chamber of Commerce
- Knight
- Dive Master Dive Commander for Escambia Search and Rescue
- Past President of the Sons of Italy Lodge of Greater Escambia County
- Pilipino American Republican Club
- Italian Cultural Society
- WSPR Public Television Capital Committee
- Habitat for Humanity
- Escambia County Cellular Telephone Security Task Force
- Safety and Security Task Force, Escambia County School District
- Crime Stoppers

Biographical Information

Education:

- Bachelor of Science in Business Administration and Finance from the University of Connecticut
- Certified County Commissioner under Florida Association of Counties (FAC)

Personal:
Local businessman and community leader. Created CollectorSolutions, Inc. in 1999. This internet-based online payment concept processes over \$2 billion per year in internet transactions.

In 1999, Commissioner Valentino obtained one of the first rural cellular telephone company licenses from the FCC. He became president of a cellular telephone service company. Furthered local economic development through job creation and investment.

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Fax: (904) 595-4923

Office Staff:
Dean Kirschner (904) 595-4922

Photo Gallery

Regional Transportation Finance Authority



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To respond to this e-mail, please use the "Reply" button.

From: Julian MacQueen [mailto:julian@innisfree.com]
Sent: Monday, March 30, 2009 11:48 PM
To: Cy Keefer; Phil Kattel; Matt Piell; Jeff Townsend; Gene Valentino
Subject: FW: Check out St. County judge clears way for electronic bingo to be played in As

Looks like Matt got his deal done outside Birmingham.
Congrats!

Julian

----- Forwarded Message

From: Brooks Jordan <brooks.jordan@al.com>
Date: Mon, 30 Mar 2009 13:41:31 EDT
To: Julian MacQueen <julian@innisfree.com>
Subject: Check out St. County judge clears way for electronic bingo to be played in As

St. County judge clears way for electronic bingo to be played in Ashville - Breaking News from The Birmingham News - al.com
<<http://www.birminghamnews.com/2009/03/30/st-county-judge-clears-way-for-electronic-bingo/>>

Feeling the pinch at the grocery store? Make dinner for \$10 or less at www.birminghamnews.com

----- End of Forwarded Message

Maureen B. Valentino

From: Ashley Cooper [acooper70@comcast.net]
Sent: Tuesday, March 31, 2009 8:56 AM
To: Gene Valentino
Subject: RE: Check out St. County judge clears way for electronic bingo to be played in As

Thanks Gene.
My media player opens when I click on the link but when I hit the play button nothing happens which is strange.
Let me work on it.
Is there another way to access it?
Ashley

cc: Ashley Cooper
To: Gene Valentino
From: Ashley Cooper [acooper70@comcast.net]
Sent: Tuesday, March 31, 2009 8:56 AM
Subject: RE: Check out St. County judge clears way for electronic bingo to be played in As

From: Gene Valentino [mailto:genev@collectorsolutions.com]
Sent: Tuesday, March 31, 2009 7:46 AM
To: acooper70@comcast.net
Subject: FW: Check out St. County judge clears way for electronic bingo to be played in As

Hello Ashley,
Go to my website... then click on the "Periodic Key Issues" link... choose with "Download" button...
Gene M. Valentino

Screenshot of a web browser showing the profile page for Gene M. Valentino, Escondido County Commissioner. The page includes sections for Government Experience, Community Involvement, Biographical Information, Education, and Personal. It also features contact information, office staff, and links to various media and presentations.