

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
October 19, 2011

Meeting Called to Order:

ROLL CALL:	John Berrey, Chairman	Present
	Larry Ramsey, Secretary	Present
	Ranny McWatters, Treasurer	Present
	Marilyn Rogers, Member	Present
	Tamara Smiley, Member	Absent

DECLARATION OF QUORUM: announced by Larry Ramsey
Ernie Caruthers/ Steve Drewes/ Chris Roper
Scott Celella/ Kristina Ennis
John Thompson

Time Line

- GMP proposals
 - o Nov 2 meet with JCJ on package that will be sent out
 - o Nov 3 meet with contractors
- Package for banks
 - o Ready by early December
 - o May be in pieces
- JCJ to be on site every two weeks
- Goal: construction complete by 11/15/12
- Goal: Opening 12/30/12

Site Logistics

- Construction trailers will be in same location as previous
- Conex boxes will be in same location as previous
- Hours of Construction
 - o Aggressive 8-8 window

CStore/ RV Park

- Shower
 - o Look at option of moving to CStore
 - o Extend building to include the shower and laundry facility
 - o JCJ will develop a layout for review at the next meeting

Hotel

- Layout
 - o Review last week's presentation and discuss decisions made.

Break 12:00pm – 1:00pm

Land Plan

- Updated drawings presented (see attached)
- Walk way to start at the east side of the motorcycle parking lot until hotel construction is complete
- Tri-State Marker
 - Review table options
 - DDA wants to use the efus /sticky stone that is used on the exterior of the Casino as the walls of the gazebo
- Construction documents should be ready for bid by the first of December

General Manager Updates

- Outdoor Update
 - Billboard Map (see attached)
 - Will take approximately 3 months to do a total change up
- Team Member suggestion
 - Stand up arcade games in the EDR – NO
- Tribal Career Development program
 - Report by Cassie Mayfield-Pressley attached
 - Post for new candidate

Summer 2012 Entertainment

- Stay with Resorts Entertainment
- Options
 - Dianna Ross – 110-150
 - Meatloaf – 100K
 - Tony Bennett – 125K
 - Tanya Tucker/Don Williams
 - Bob Segar
 - Vince Gill – 100K
 - Willie Nelson – 100K (Labor Day Weekend)
 - Huey Lewis and the New
 - Sammy Hagar

Donations

Chip In for Josh	golf for 2	1 night reg room
Youth Bridge	60 at Buffalo Grille	1 night reg room
Benefit for Brooklyn	60 at Buffalo Grille	1 night reg room
Community Crisis Center	60 at Buffalo Grille	1 night reg room

Commercial Review

- Final Versions of
 - Where are They?
 - You Never Know
- First draft of
 - Limo
 - Boom Shaka Laka
- Consensus of the DDA to begin showing Where are they, and You Never Know, and Limo
- DDA does not like Boom Shaka Laka – too fast, too busy

Adjourn 3:49pm

Notes from DDA Meeting

Downstream Hotel Expansion

JCJ #H11017.00

Meeting Date: October 19, 2011

Schedule

- Wednesday, 11/2 @ 10AM CDT – JCJ to present GMP pricing package
- Thursday, 11/3 @ 9AM CST - Presentation to potential CMs
- Wednesday, 11/9 @ 10AM CST – Design/Construction update call
- Wednesday, 11/16 @ 10AM CST – Design Presentation – specific agenda items to be identified by JCJ
- Wednesday, 11/23 @ 10AM CST (day before Thanksgiving) – update call?
- Wednesday, 11/30 @ 10AM CST – Design Presentation – specific agenda items to be identified by JCJ
- Wednesday, 12/7 @ 10AM CST – Design/Construction update call
- Wednesday, 12/14 @ 10AM CST – Design Presentation – specific Agenda items to be identified by JCJ
- Wednesday, 12/21 @ 10AM CST – Design/Construction update call

C-Store/RV Park

- Due to concern over possible abuses of the facility, it was determined that the shower/laundry be incorporated at the north end of the C-Store, and only the bus canopy remain
- Need to incorporate some crossing lanes for safe pedestrian movement back to the C-Store
- JCJ to develop revised layout for review and approval 10/24

Hotel Expansion

- Layout plans for renovations at Legends, high limit table games and slots in existing Buffalo Grille were reviewed and approved – DDA requested that JCJ explore a raised floor for this area to avoid the need for extensive floor demo and re-construction. DDA also commented that current soffits are extensive, and new ceiling should be simplified, have less planes.
- Layout plans for lower level of hotel to be updated per staff and DDA comments from meetings held on 10/12-13, including relocation of storage, kids area, and pool mechanical space, and expansion of building footprint under restaurant patio. Updated plans to be sent to DDA for approval during week of 10/24 so they can be incorporated into GMP set for 11/2 presentation
- Layout plan for main level was approved. Location of service corridor was reviewed and determined to be the most cost effective solution. Arrangement and relationship between spaces was reviewed and approved. Any minor modifications discussed during meetings

on 10/12-13 will be incorporated and sent to DDA for final approval during week of 10/24.

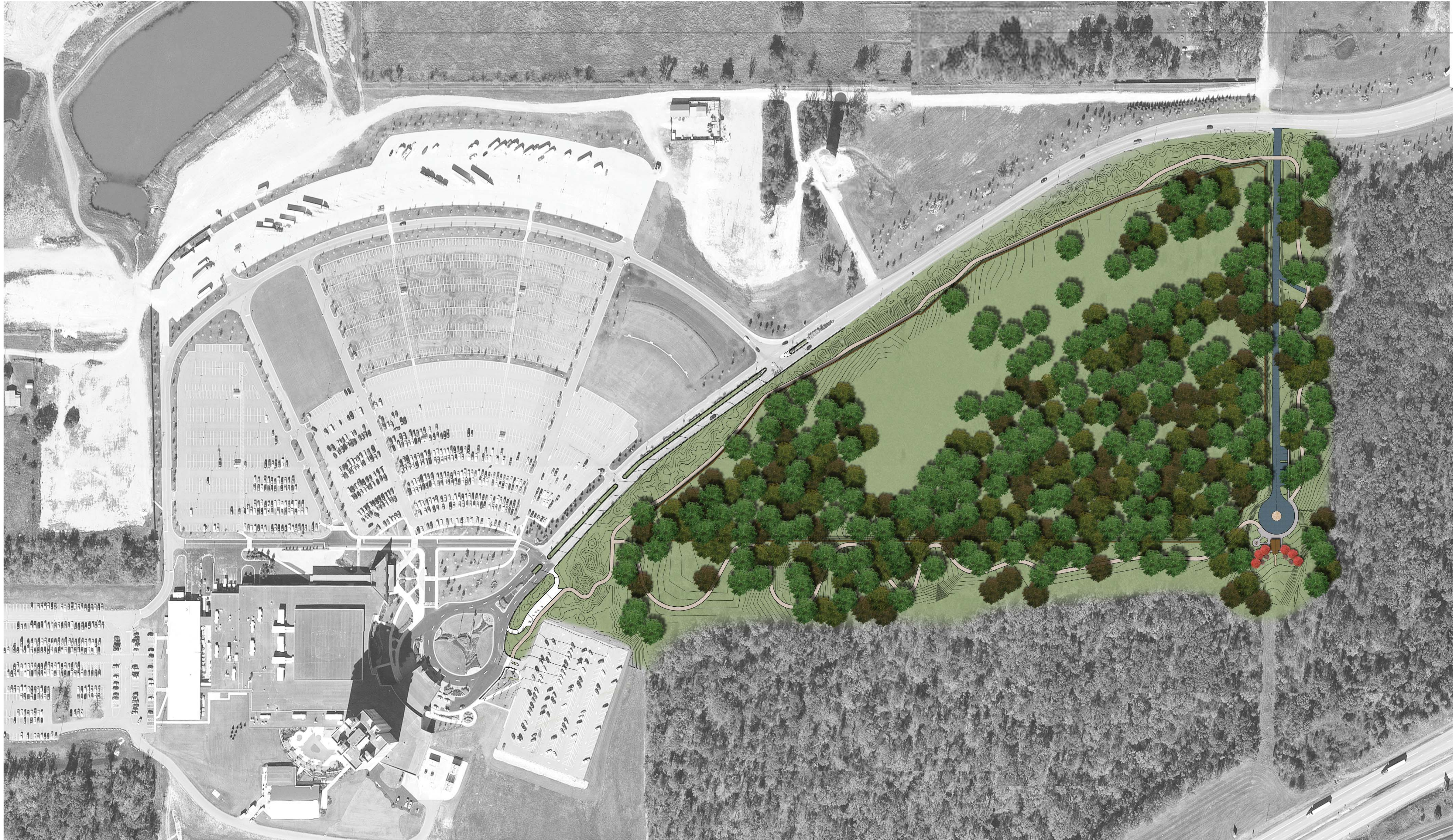
- Basic interior finish boards were reviewed for color and content and will be included in the GMP package as guidelines
- Elevation study was reviewed. There was a favorable reaction to the approach with the following to be resolved and incorporated into a revised drawing to be sent to DDA for approval during the week of 10/24:
 1. Floor heights are to match existing hotel
 2. JCJ to verify the location of balconies on the façade
 3. Revised drawing to clearly indicate the extent of the single story and multiple story components of the building
 4. Main color to match existing hotel field color
 5. Projected areas at east, west and at elevator tower to receive buff color to match existing
 6. JCJ to produce a night-time rendering to indicate an approach to lighting that will be in keeping with the existing casino, and not compete with the main tower lighting
 7. JCJ will present an option with the Downstream logo on the east side of the main façade that will become a lit element at night time – the Oh-gah-pah logo will not be a part of the design
- JCJ to review components of GMP package with C. Roper to determine final composition of the package.
- JCJ to assist C. Roper to prepare preliminary budget estimate for presentation on 11/2 to be utilized as a baseline and comparison with the GMP proposals. Estimates should address the separate components of the project separately.

Hotel Walk-through

- Level of finish at corridors will be similar in new hotel, and must include areas for hanging framed photos as they are in the existing facility
- Finish level in suites will remain. JCJ to review layouts to include soaking tub in bathrooms, as opposed to whirlpool tubs
- JCJ to assist in developing FFE requirements for procurement of millwork. Refrigerator cabinets should be vented to all heat to escape.
- JCJ to explore a mosaic inset at all guest room vestibules as an alternate to carpet as installed in existing. Edge detail must be revised and improved if carpet inset is to remain – trimming of pad and carpet currently does not have a consistent transition, so a defined transition strip may be required at tile/carpet joint
- It was determined that a mock-up room of the new facility will be constructed to allow for the same detailed review of the new guest rooms, and provide opportunities to refine details of installations

General

- J Berrey reminded team that we all need to maintain the mantra that this project will be focused on the expansion of the hotel as the priority, and that other amenities and modifications will follow. We should not focus on an approach that insinuates that there is a budget problem of any kind, or that we had to “value engineer” portions out of the project.
- DDA will develop listing of priorities for the components of the project to be utilized in determining sequencing of project
- C. Roper to develop logistics plan for site access and site utilization during construction
- DDA requested that a different pool consultant be utilized for this design – previous designer (Snowden) has not been responsive.



Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011



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Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011



Buffalo Trail and Tri State Monument

October 2011

DOWNSTREAM
CASINO RESORT

NW Arkansas

Downstream

MILLIONS PAID OUT
MONTHLY

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1



PLAY...

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

Day & Night

Promotional

HIT ME!

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

Promotional

1 Bella Vista

2

Bentonville

3

Rogers

Springdale

4 Fayetteville

5 6

24/7 ENTERTAINMENT

DOWNSTREAM
CASINO RESORT

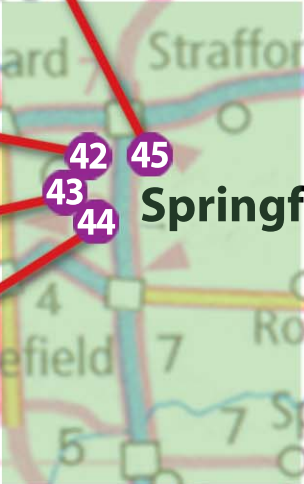
4 MILES WEST OF JOPLIN ON I-44 EXIT 1



Digital



Promotional



Springfield

Promotional

PLAY...

DOWNSTREAM
CASINO RESORT

Day & Night

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

Pittsburg

Promotional

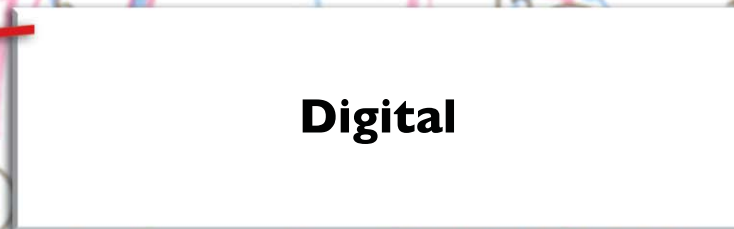
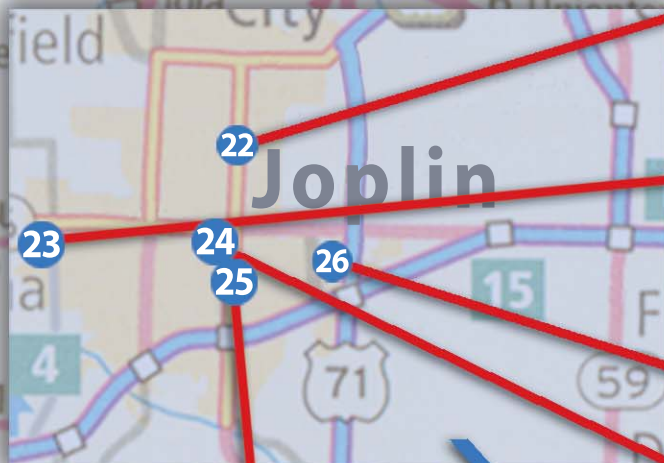
Digital

Joplin

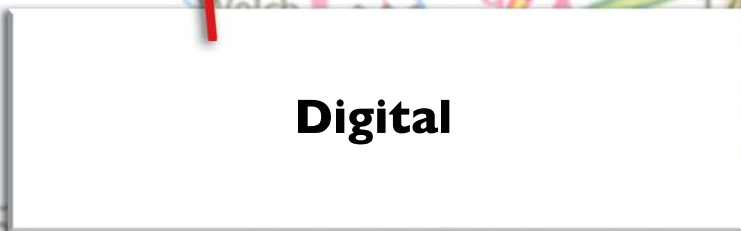
GET EXCITED!

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1



Joplin



Joplin

Downstream

Seneca

Neosho

**BIG NIGHT OUT...
BIG PAY OUT!**

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

Promotional

GET EXCITED!

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

DOWNSTREAM
CASINO RESORT

Springfield to DCR

**BIG NIGHT OUT...
BIG PAY OUT!**

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

**FOLLOW
YOUR SENSES...**

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

TASTE

FOLLOW YOUR SENSES...

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

PLAY

FOLLOW YOUR SENSES...

WIN

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

DOWNSTREAM
CASINO RESORT

**EXIT
NOW**

Joplin

Carthage

Mt.
Vernon

Springfield

FOLLOW YOUR SENSES...

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

UNWIND

GET EXCITED!

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1



Nevada

DOWNSTREAM
CASINO RESORT
Nevada to I-44

CASH FLOWS DAILY

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1



BRIGHT LIGHTS,
BIG MONEY!

DOWNSTREAM
CASINO RESORT

4 MILES WEST OF JOPLIN ON I-44 EXIT 1

Downstream



32

33

34 Carthage

DOWNSTREAM
CASINO RESORT
Branson



(Tri-vision - No Extension Available)



Downstream

(Tri-Vision - No Extension Available)



46

47

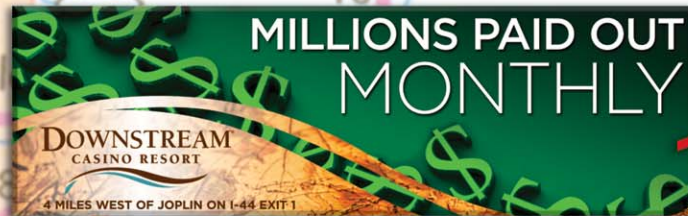
48 49 50

Branson

Promotional



DOWNSTREAM
CASINO RESORT
Tulsa to DCR





DOWNSTREAM
CASINO RESORT
Grove/Grand Lake Area

Downstream

Grove

Promotional

PLAN OF THE PROPOSED

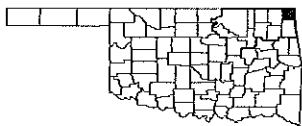
**BUFFALO TRAIL AND TRI-STATE GATHERING AREA
QUAPAW TRIBE OF OKLAHOMA (O-GAH-PAH)**

SURVEY DATUM

HORIZONTAL CONTROL: BASED ON NAD 83 (93).
BASIS OF BEARING: STATE PLANE GRID BEARINGS
VERTICAL CONTROL: BENCH MARKS BASED ON NAVD 1988

LOCATION MAP

OTTAWA COUNTY



SCALES

PLANS: 1"=40' (11x17")
CROSS SECTIONS: N/A



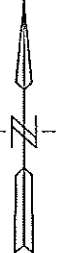
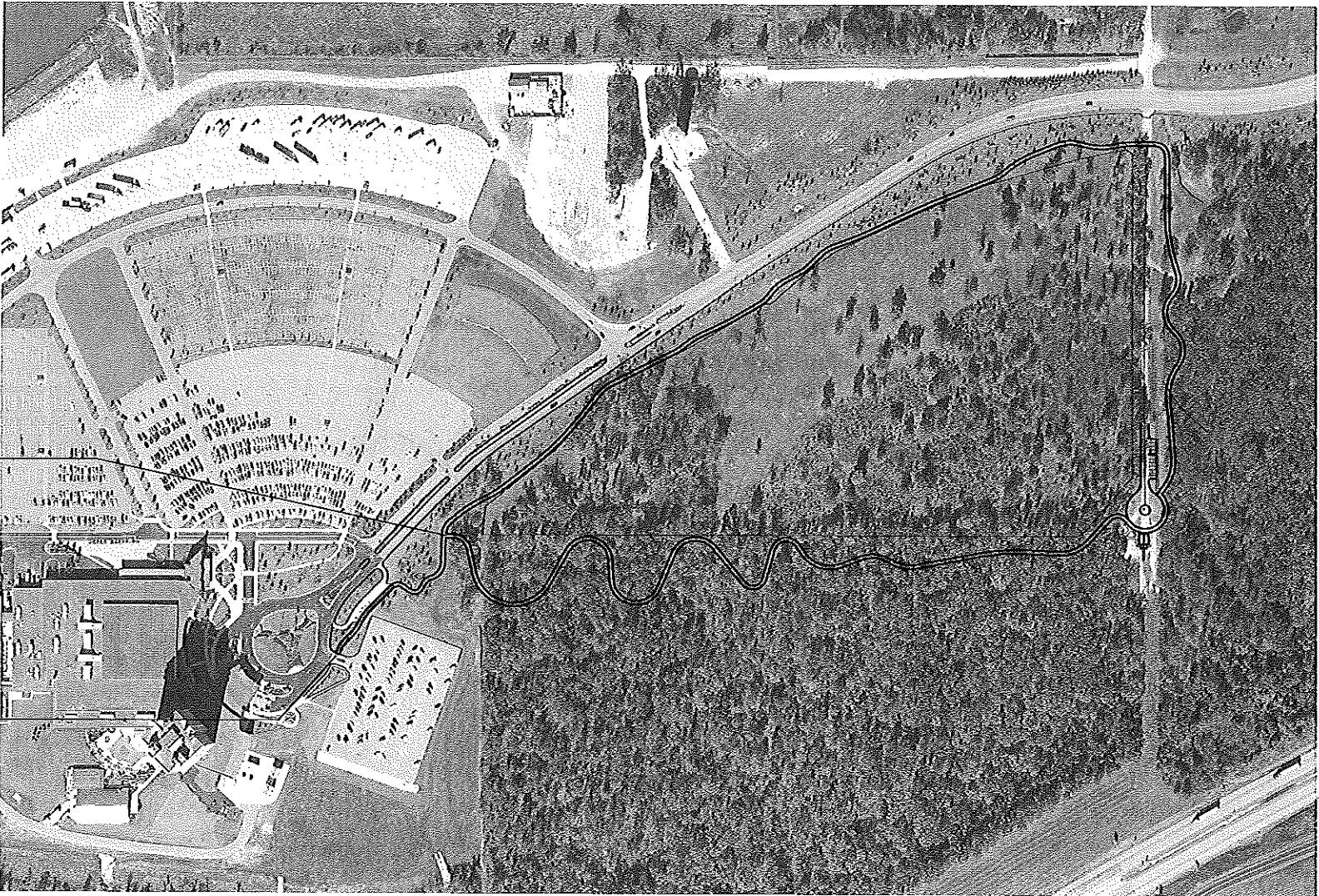
NOTE: This Design Specifically prepared for use at the location shown. Use in any other manner exceeds the intended purpose of these drawings and any accompanying specifications.

2009 Oklahoma Standard Specifications for Highway Construction Govern, Approved by the U.S. Department of Transportation, Federal Highway Administration, January 4, 2010. Supplemental Specifications to the 2009 Standard Specifications Govern over the Standard Specifications.

LPCI PROJECT NO. 481.00
QUAPAW, OKLAHOMA
OTTAWA COUNTY

SHEET INDEX

SHEET	TITLE
1	TITLE SHEET
2	KEY MAP
3-10	LAYOUT PLANS



TRAIL LENGTH 5972.81 FT. 1.13 MI.

LandPlan Consultants, Inc. 1110 W. 23RD ST. Tulsa, OK 74107 (918) 584-6464

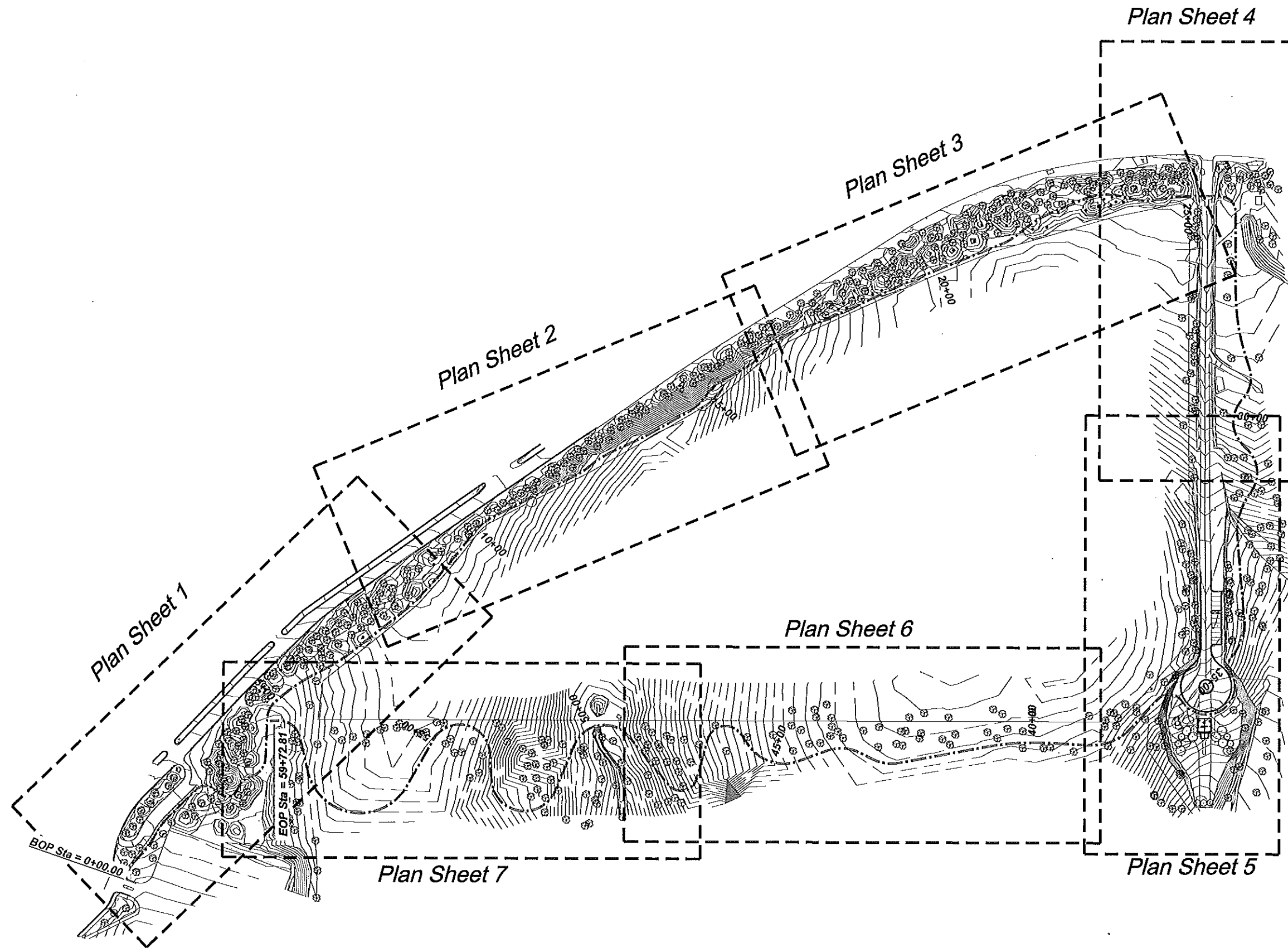
BUFFALO TRAIL AND TRI STATE GATHERING AREA

PREPARED BY:

	1110 W. 23rd St. Tulsa, OK 74107 (918) 584-6464
By	Date
Keith R. Franklin, ASLA Registered L.A. No. 94	

APPROVED BY:

QUAPAW NATION	
Date Approved	
By	
Director of Physical Plant	



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Seal:

Buffalo Trail and Tri State Gathering Area
Quapaw Tribe of Oklahoma (O-Gah-Pah)

Keymap

Revisions:

North

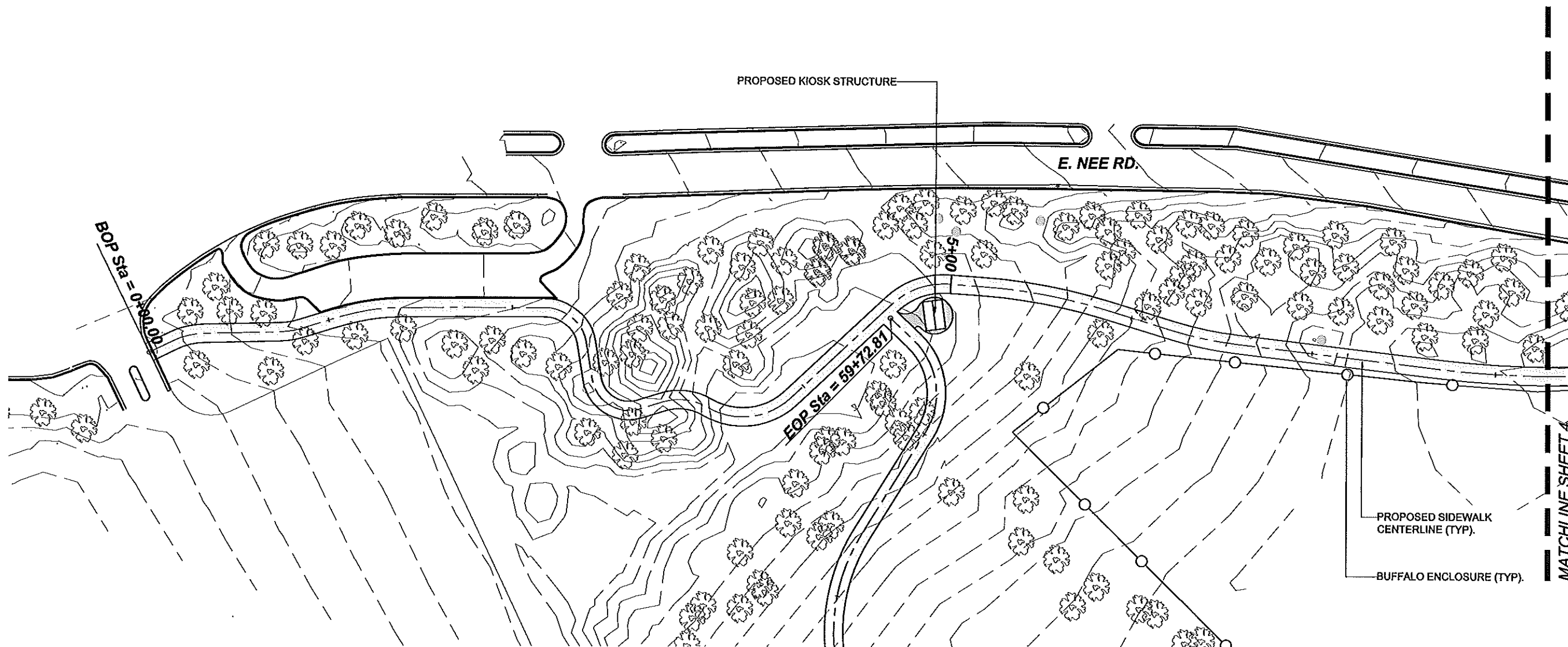
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Sheet:

2 of 10



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Buffalo Trail and Tri State Gathering Area
Quapaw Tribe of Oklahoma (O-Gah-Pah)
Plan Sheet 1

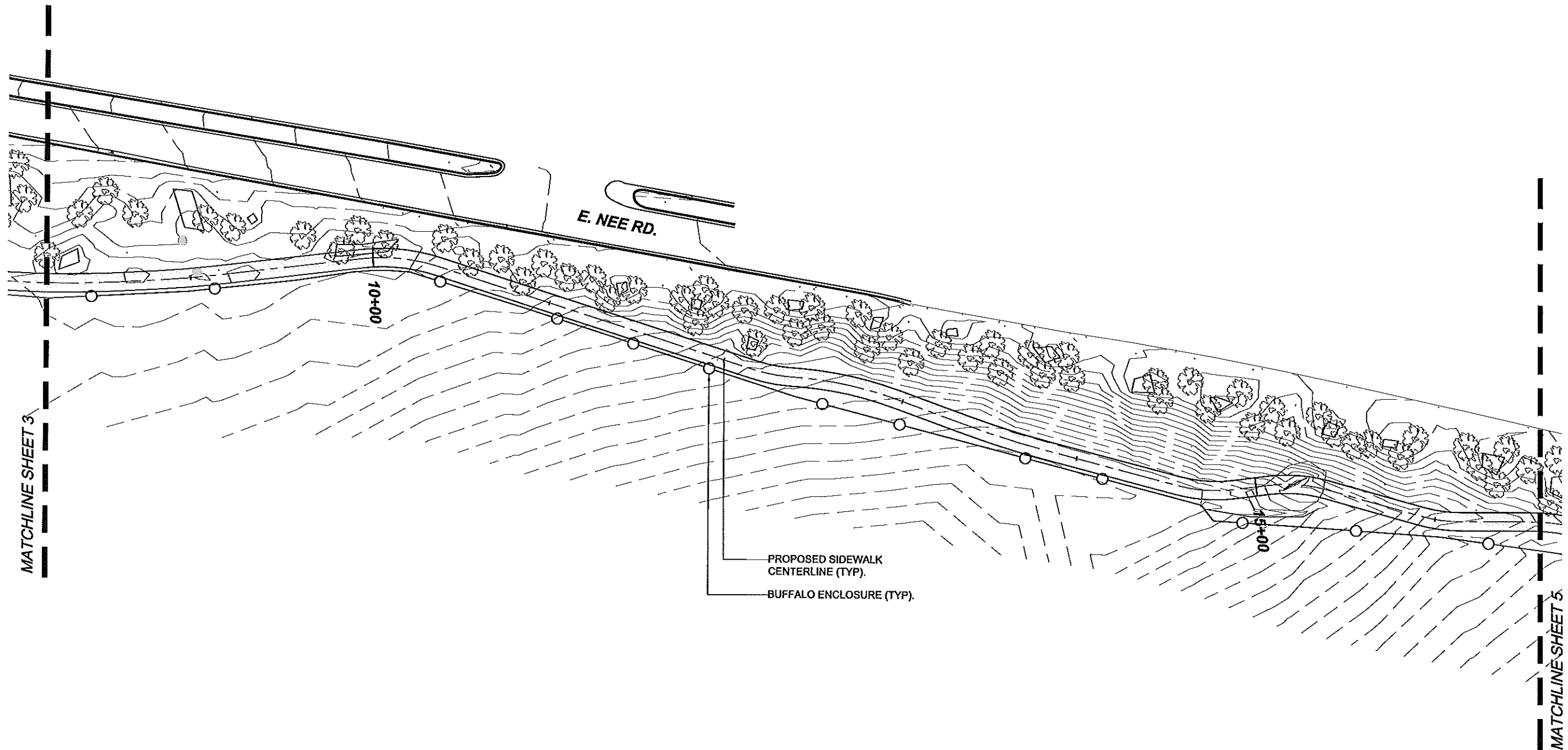
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MATCHLINE SHEET 3

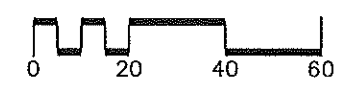
MATCHLINE SHEET 5

E. NEE RD.

10+00

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PROPOSED SIDEWALK
CENTERLINE (TYP).
BUFFALO ENCLOSURE (TYP).

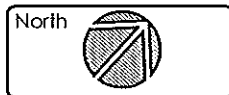


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Buffalo Trail and Tri State Gathering Area
Quapaw Tribe of Oklahoma (O-Gah-Pah)
Plan Sheet 2

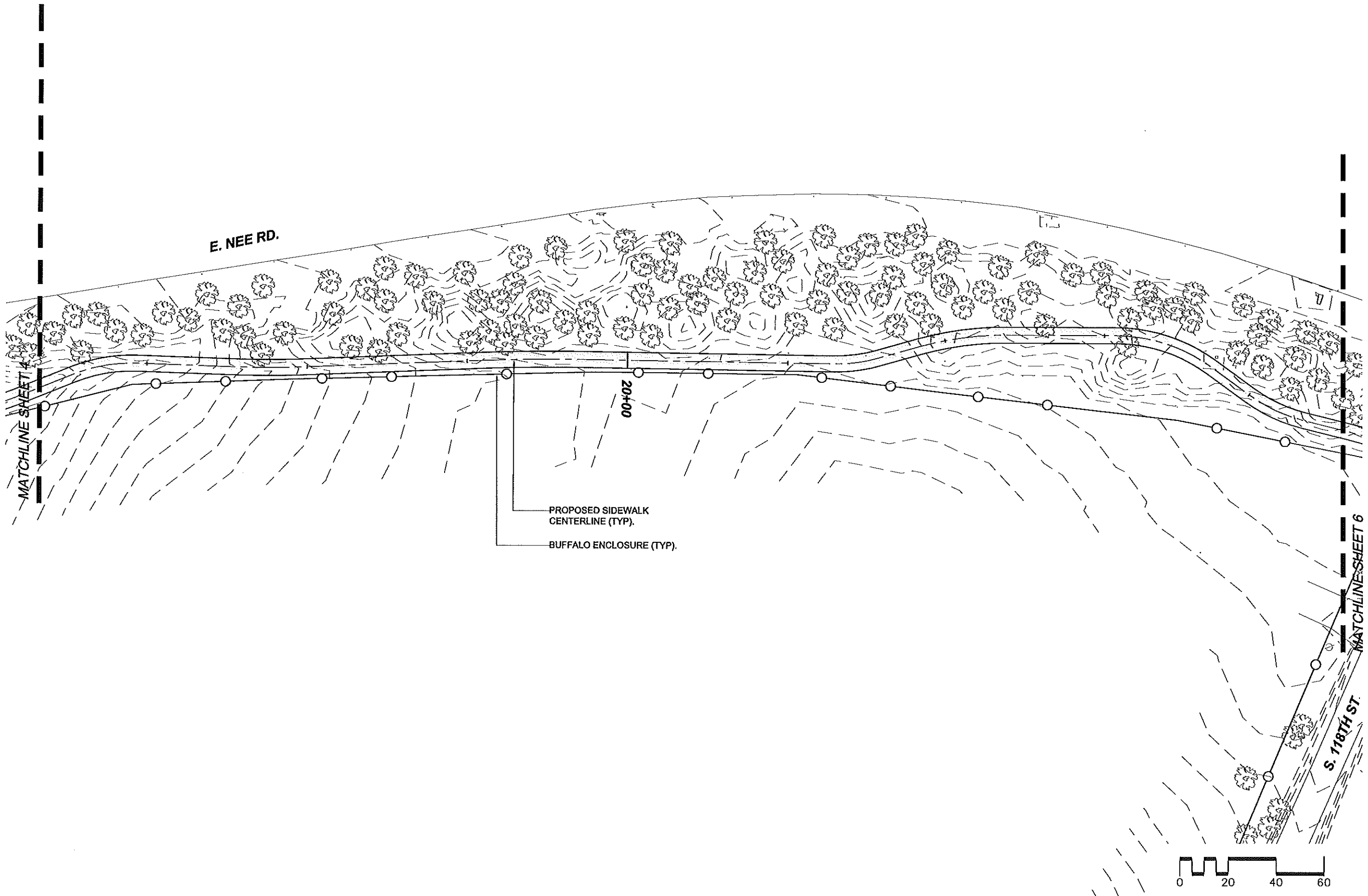
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Sheet: **4** of 10



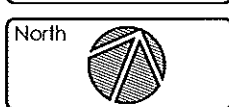
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Buffalo Trail and Tri State Gathering Area
Quapaw Tribe of Oklahoma (O-Gah-Pah)
Plan Sheet 3

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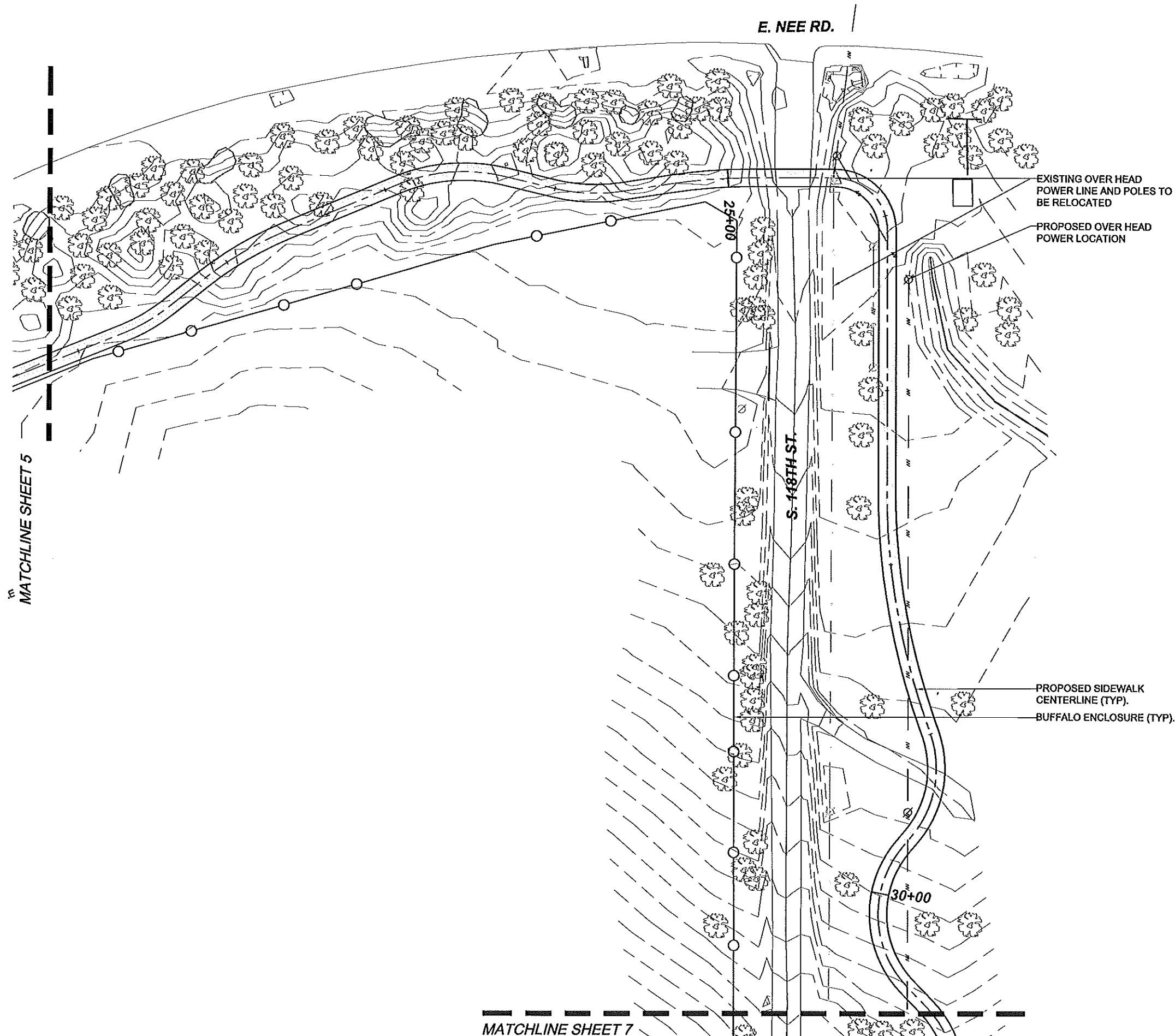


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Sheet: **5** of 10



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Seal:

Buffalo Trail and Tri State Gathering Area
 Quapaw Tribe of Oklahoma (O-Gah-Pah)
Plan Sheet 4

Revisions:

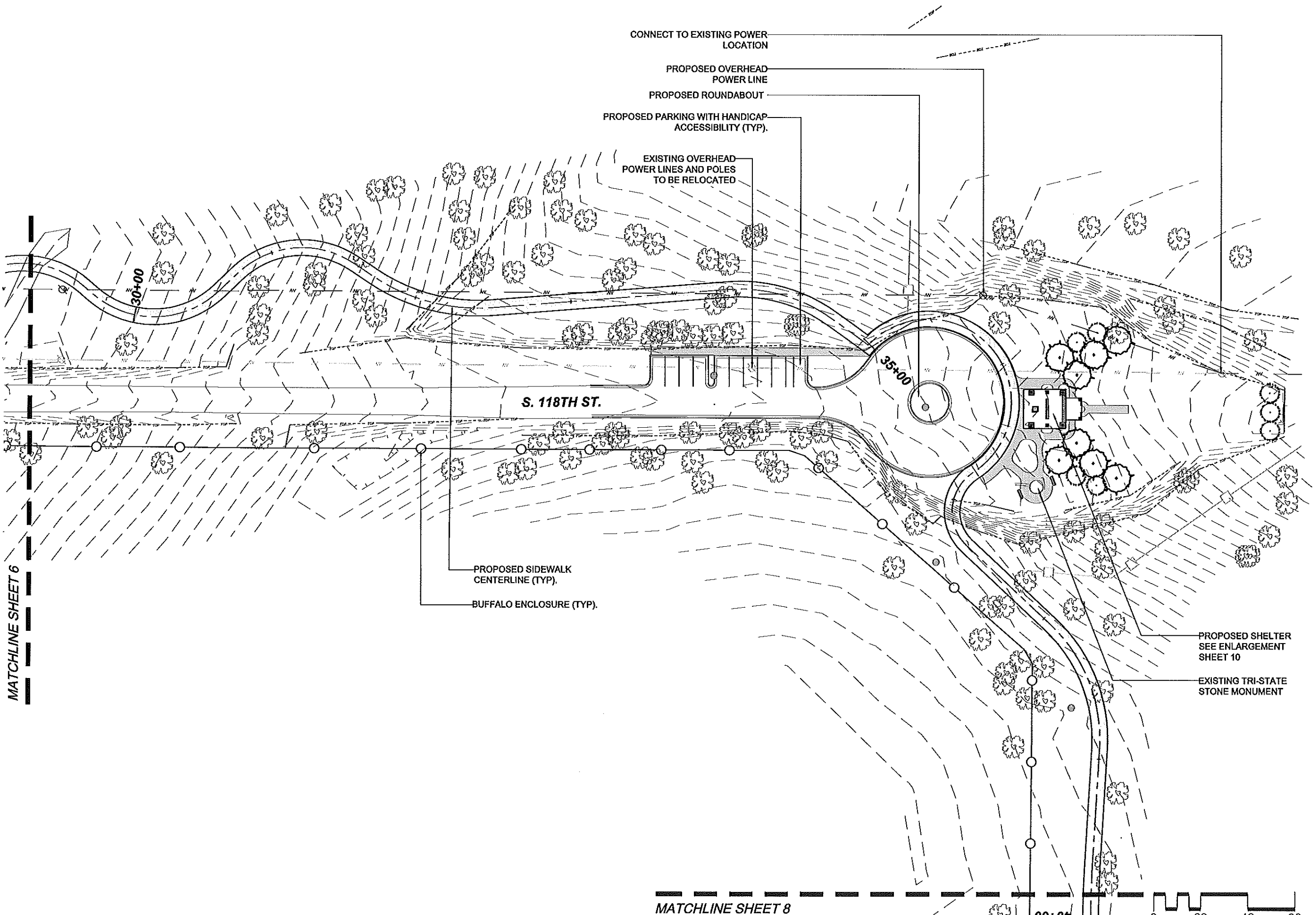
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BEFORE YOU DO
 1-800-123-4567
 CALL OKE

Sheet: **6** of 10



MATCHLINE SHEET 6

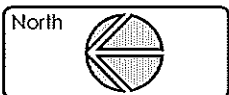
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Buffalo Trail and Tri State Gathering Area
Quapaw Tribe of Oklahoma (O-Gai-Pah)
Plan Sheet 5

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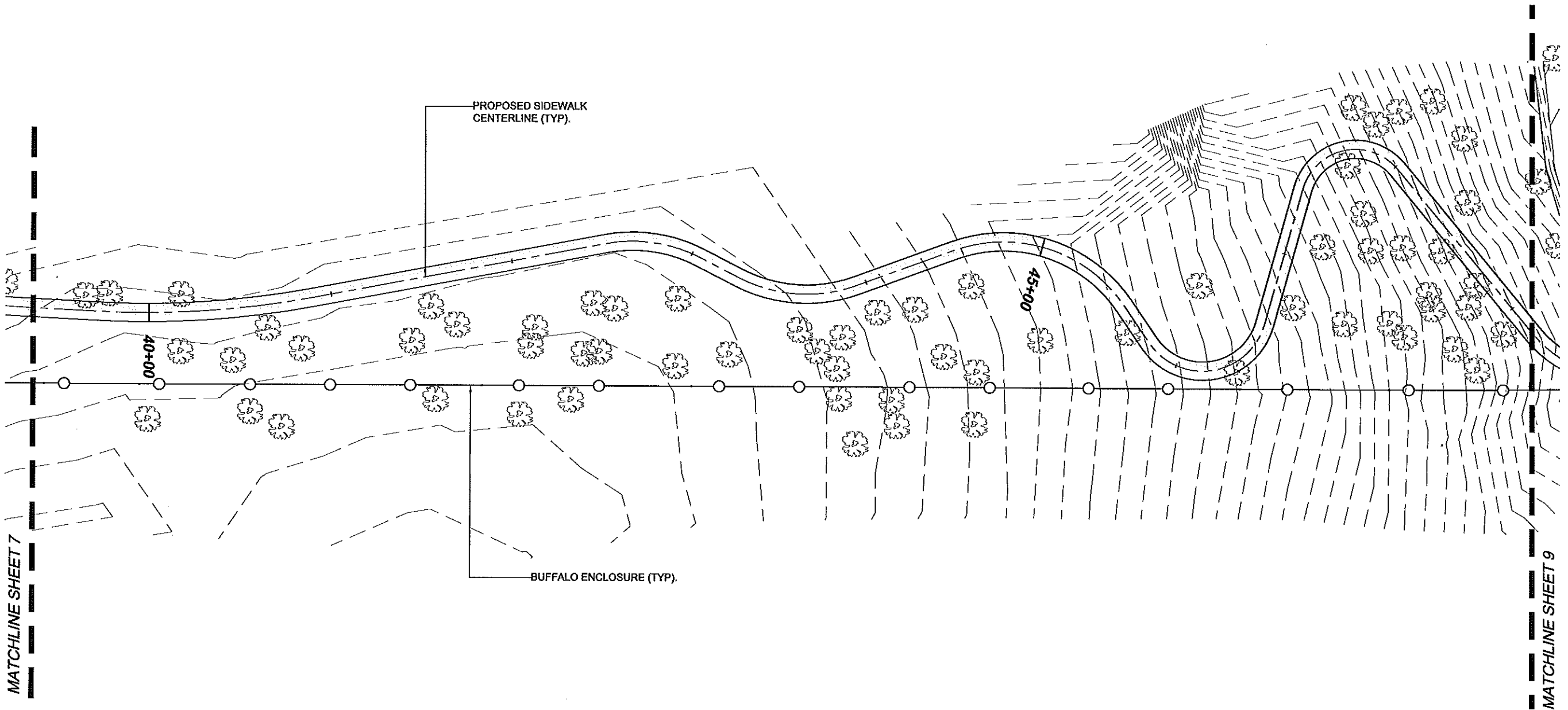


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Sheet: **7** of 10



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Seal:

Buffalo Trail and Tri State Gathering Area

Quapaw Tribe of Oklahoma (O-Gah-Pah)

Plan Sheet 6

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Sheet:

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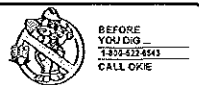
Buffalo Trail and Tri State Gathering Area *Quapaw Tribe of Oklahoma (O-Gah-Pah)* **Plan Sheet 7**

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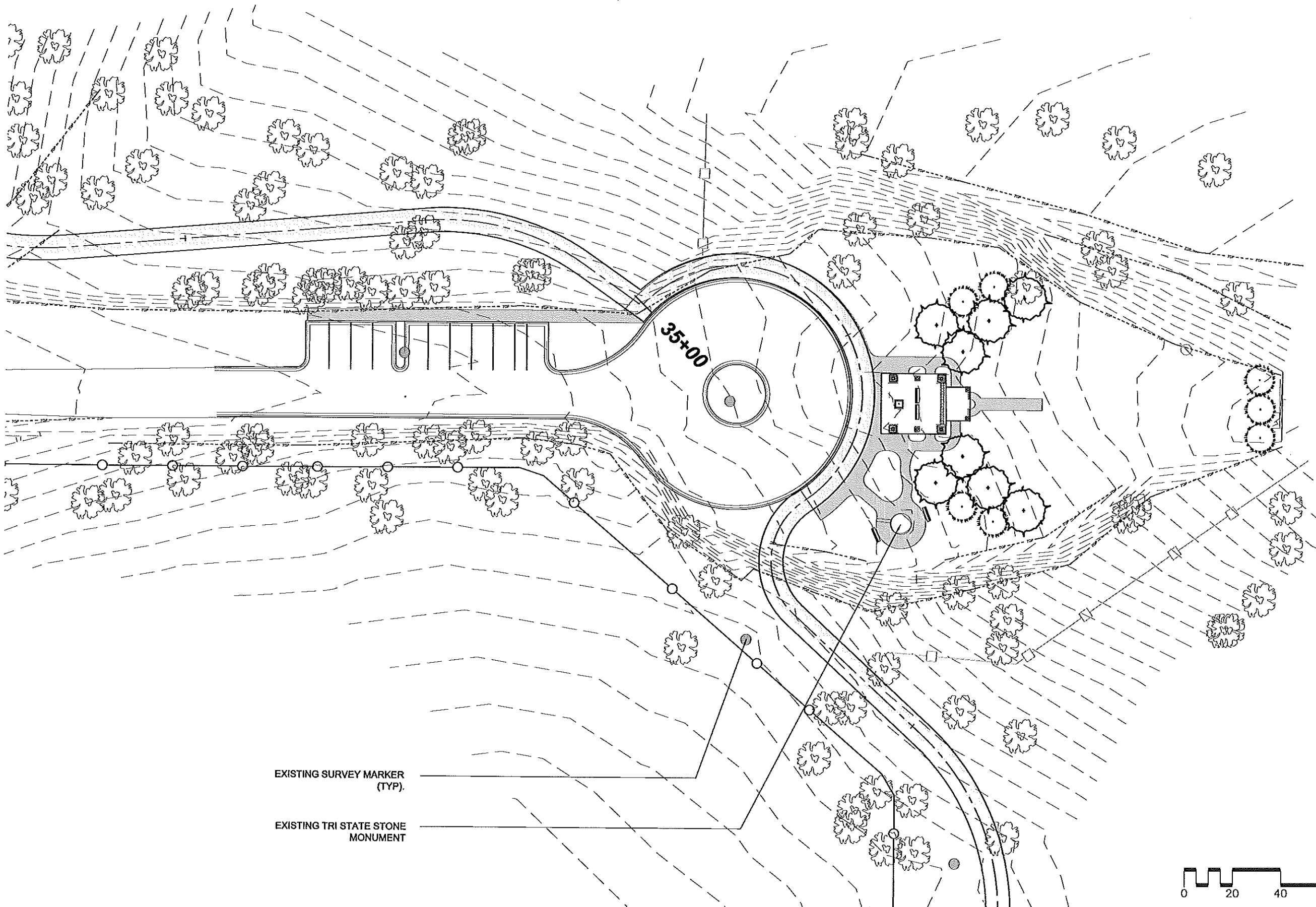


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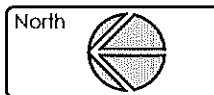
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Buffalo Trail and Tri State Monument
Downstream Casino Quapaw Nation
Enlargement

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Sheet: **10** of 10

Tribal Career Development Overview

EGM

Most valuable asset was the opportunity to shadow Bob and learn great manager/director traits. This should be the model for every departments shadowing program.

Table Games

Learned the different responsibilities of each manager. What to and not to do as a director.

Familiarized with table touch. Followed Slot model very well, organized and hands on.

Finance

Why all the things up front of house have to be done the way it is. It all comes together and makes sense once it's in Finance. Much easier to track and hold the right people accountable for mistakes. This is not a very hands on department; Time spent here was about right for trying to learn strictly shadowing. If a person likes this department and believes they may want to end up here time can be lengthened on a person to person basis.

Security

Had the opportunity to become much more familiar with the SOPs and EOPs.

A lot of communication issues in the department. Could get a little more hands on, have the intern get a uniform and be an actual officer. Bill would like them to go through actual security training which is not a bad idea but can be very time consuming to go through training and also shadow all the other positions in security.

F&B

Real familiar with MMS, ordering and inventory tracking. Once again was not very hands on, a lot of the jobs are common sense and not very difficult but still good to shadow and learn the details. Chef did a very good job in Red Oak and the rest of F&B may need to follow Dukes program. Time with Kitchen utilities can be reduced and Wa-na-ba-dea.

Hotel

Learned more about LMS. Housekeeping was one of the hardest manual labor jobs in this building and underpaid for everything they do. Linda was great about fixing any issues I brought to her attention. They are very interested in green cleaning. Time spent with housekeeping and GRA was good but may need to put a little more hands on time with the casino side.

IT

Learned what each position did and was interested in the billboards and program that handled the hotel light but in all honesty most everything was over my head. Not much can really be done in IT unless the person in the program has already had some training or is very technologically minded.

Marketing

I love the jobs involved in marketing and Graphic Design was my personal favorite but my passion lies in this department as a whole. They are in need of some strong leadership. Was not to extremely insightful and a lot of time was spent just doing grunt work. I personally did not spend much time at the Q-Club because I already knew most of the job and details from hosting. I also did not shadow the host for obvious reasons but the next person may want some time in those areas.

Facilities

Another very hard manual labor job. Worked outside in 105 degree weather setting up tents for the concert and the BBQ challenge. Learned different aspects of the guts of the building but once again most of this was over my head. Was hands on and informative may want to spend more time with the grounds crew just to learn their daily routine.

HR

Kronos was a big aspect of this department and becoming more familiar with it.

Was highly impressed with new hirer orientation and the recruiting process. A lot of time here was somewhat wasted. There are a lot of confidential issues that the shadow can not be involved in so they are stuck at the front desk a large majority of the time. The front desk is important and the front line of HR but may need to think of some more constructive things for them to do/learn when they have to step out of an office for confidentiality reasons.

Surveillance

Very quick overview with Bill Cornell, he was very informative and answered any questions. This was as detailed and informative as surveillance could get for obvious reasons.

Summary

The Career development program was extremely useful in many different aspects. It was great to see the entire property and how it all fits together but the most valuable lesson I have taken from the experience is how to be a good manager. I had the opportunity to shadow each manager and director on property and because of that I got to see the good, the bad, and the ugly. When I am in that position I will be able to combine the good parts from every manager on property and avoid the bad. The program also makes you grow as a person and look at the big picture. I no longer view anything as a single moving part, it has become Downstream as a whole. One of the major issues I had was getting proper direction. I was as lost and clueless as everyone else when it came to this program and I eventually just gave up on receiving direction and took it upon myself to organize and communicate with the departments I was shadowing. One of the major questions I get asked is, "was it worth it?" My only response is it depends on what you plan to do. It was a great learning experience and it helped me personally out a great deal. It seems like, right now, it is more designed for people that are not sure if they are working in a department they truly wish to be in so they can get experience in other departments and find the one that actually fits them and if that is the main goal of the program I believe it is successful. I went into the program really wanting to gather as much management training as possible and it worked great but I'm not sure the program was really designed for people like me. The more appropriate question is Will Downstream take advantage of the training they just put me through? And what is this program to Downstream? Once directors, managers and the DDA can answer that question this program will be complete and very well worth paying someone to go through it and worth the Interns time spent in it.

5/10 – 3/5 Plans

I would like to go back to being a host at the moment because that frees me to work with any individual group within marketing and also has enough freedom to work my schedule around school. I would also have the opportunity to make more money which is always a bonus. I have 30 hours left to complete my degree and once that is complete I would like to look at the possibility of a marketing manager/supervisor position under a director to learn more and would like that to eventually lead into Marketing Director. Once I have completed a sufficient amount of time in that position and marketing is strong and going the even longer term goal would be predecessor to GM. So the 5/10 plan is Marketing Director/GM.