

ECONSULT SOLUTIONS, INC

ECONOMICS, POLICY, STRATEGY

Econsult Solutions, Inc. provides businesses and public policy makers with economic consulting services in urban economics, real estate economics, transportation, public infrastructure, development, public policy and finance, community and neighborhood development, planning, as well as litigation support.

Econsult Solutions has the capability to engage in projects of any size, from comprehensive long-term studies involving complicated economic arguments and extensive data analysis, to short-term advisory support. Whether working independently or on joint-venture projects, our flexibility and customized approach allow us to respond to a vast range of client needs.

Our scope is large, and our expertise specific. Econsult assists clients in the evaluation of economic and fiscal outcomes of programs and developments, offers city and regional planning insight and advice, provides GIS analytic services, yields financial projections and advises investors and governments on projects, developments, and policy outcomes, and has the economic skills and expertise to process, analyze and manage large and complex datasets.

Our Principals and Senior Advisors include nationally recognized experts in urban development, real estate, government and public policy, planning, transportation, non-profit management, business strategy and administration, as well as litigation and commercial damages. Staff members have outstanding credentials, including active positions at the university level, wide experience at the highest levels of the public policy process and extensive consulting experience.

FOR MORE INFORMATION:

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KEY AREAS OF SPECIALIZATION

Practice Areas:

- Public Policy and Finance
- Transportation
- Economic Development
- Real Estate

Technical Applications:

- Econometric and Statistical Analyses
- Economic and Fiscal Impact Analyses
- Expert Witness and Litigation Support
- Program and Project Evaluation
- Geospatial Analyses (GIS)
- Cost-Benefit Analyses
- Financial Analyses and Pro-Forma Modeling
- Statistical Analysis



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ESI CASINO & GAMING STUDIES



Title	Location	Date
The Potential Impact of Local, National, and Global iGaming in New Jersey	New Jersey	2014
Potential Economic Impacts of the Proposed River Trails Casino	Lawrence, KS	2013
Economic Impacts of the Proposed Lawrence Downs Casino and Racing Resort	Lawrence County, PA	2013
The Potential Economic and Fiscal Impacts of Tower Entertainment's Proposed The Provence Entertainment Complex	Philadelphia, PA	2013
The Economic and Fiscal Impact on the State of Indiana of Expansion into Table Games at Hoosier Park and Indiana Grand	Anderson, IN	2013
Potential Job Impacts Attributable to the Proposed Category 3 Entertainment Center Gaming Facility for the Valley Forge Convention Center	King of Prussia, PA	2011
Proposed Local Economic Impacts of the Proposed Harrah's South Philadelphia Casino	Philadelphia, PA	2010
Potential Economic and Fiscal Impacts of the Proposed New Jersey Intrastate iGaming Bill	New Jersey	2010
Potential Local & Statewide Economic and Fiscal Impacts of Proposed Kansas Star Casino	Sumner County, KS	2010
Potential Economic Impacts of the Proposed Category 3 Mason-Dixon Resort & Casino	Adams County, PA	2010
Potential Local & Statewide Economic and Fiscal Impacts of Proposed Foxwoods Casino	Chisholm Creek, KS	2009
Potential Local and Statewide Economic and Fiscal Impacts of Proposed Rippling Waters Casino	Ottumwa, IA	2009
Potential Residential Property Value Impacts Associated with the Proposed Foxwoods Casino Philadelphia and Adjacent Delaware River Waterfront Improvements	Philadelphia, PA	2006
Potential Economic Impacts of the Lehigh Valley Tropicana	Allentown, PA	2006
Philadelphia Gaming Advisory Task Force	Philadelphia, PA	2005

FOR MORE INFORMATION:

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Stephen P. Mullin, MA

President and Principal

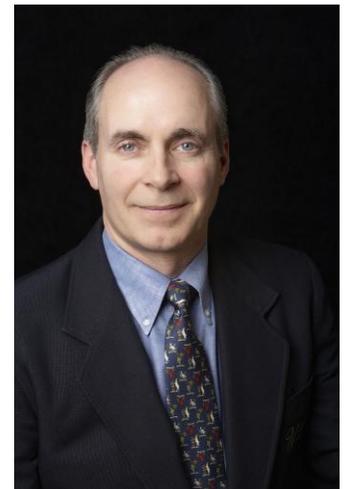
Stephen P. Mullin is President of Econsult Solutions, Inc., an economic consulting firm based in Philadelphia. His consulting practice concentrates on state and local public finance and policy analysis, tax policy analysis, economic and real estate development and impact analyses, and business-government strategies.

Mr. Mullin served from 1993-2000 as Philadelphia's Director of Commerce, chairing the Mayor's Economic Development Cabinet and coordinating activities of the City's development agencies and the Division of Aviation. He served on many governmental boards and commissions, including the City Planning Commission and Philadelphia Industrial and Commercial Development Corporations, the Convention and Visitors Bureau, the Historic Commission, the Port of Philadelphia and Camden and the Penn's Landing Development Corporation. Mr. Mullin also served as Philadelphia's Director of Finance from 1992-1993.

Mr. Mullin is active in Philadelphia corporate and civic activities. He currently serves as an independent trustee of the Optimum Fund Trust Mutual Fund, a Director of NASDAQ OMX Futures Exchange, and on the advisory boards of Haverford Trust Company and the Arden Real Estate Fund I. He co-Chairs the Urban Issues Forum for ULI and is the Regional Director for the Harvard Alumni Association. He also serves on the boards of the Independence Visitor Center Corporation, the Community College of Philadelphia Foundation, the Library Company of Philadelphia and the Philadelphia History Museum. He also serves on the Preservation Alliance Advocacy Committee, the Editorial Board of the AIA's journal *Context*, the Philadelphia Sports Congress, and the Philadelphia World Trade Center Advisory Council.

Mr. Mullin is a 1973 *cum laude* graduate of Phillips Exeter Academy, a 1977 *magna cum laude* in Economics graduate of Harvard University, and he earned an M.A. in Economics from the University of Pennsylvania in 1982. He has taught economics and public finance courses at Drexel University, Penn's Fels School, Wharton and City Planning Department, Bryn Mawr College, Widener University, Temple University, Philadelphia University and Peirce College. He has authored articles, delivered numerous speeches, is frequently interviewed in print and television media, and participates in many seminars and panels discussing local government policy, economic and real estate development, environmental issues, education, and airport impacts. He was voted one of Philadelphia's 101 most connected people in 2007.

Mr. Mullin is a member of the Union League and the Philadelphia Club, the Athenaeum of Philadelphia, the Wissahickon Skating Club, the Government Finance Officers Association (GFOA) and the Pennsylvania Economic Development Association (PEDA). Mr. Mullin lives with his wife Janet in the Spring Garden district of Philadelphia.



EDUCATION

AB in Economics,
Harvard University

MA in Economics,
University of Pennsylvania

AREAS OF EXPERTISE

State and Local Public
Finance and Policy Analysis,
Taxation Policy Analysis,
Economic Development,
Real Estate Development,
Economic Development,
Business/Government
Strategies

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Adam Ozimek, PhD

Director of Research and Senior Economist

Adam Ozimek is a Director of Research and Senior Economist at Econsult Solutions. He joined Econsult Corp. in January of 2008. At Econsult he has contributed to a wide range of analysis, with a particular emphasis on real estate economics and public policy. Other research has included the economics of online gambling, prediction markets, internet sales tax and other tax policy, cost-of-living indexes, house price indexes, and consumer behavior.

Dr. Ozimek received his PhD in economics from Temple University, with specializations in industrial organization and public policy, and applied econometrics. His dissertation provided evidence on the extent and implications of nominal price rigidity in the Consumer Price Index for owner-occupied housing using two new housing rent datasets.

In addition, he regularly writes for Forbes.com, conducts book reviews, and has published pieces in the Philadelphia Inquirer, TheAtlantic.com, and Construction Today. Dr. Ozimek has been quoted in a variety of media outlets including the Boston Globe, National Journal, WSJ.com, TheEconomist.com, Slate, and NewYorkTimes.com.

He is experienced in several analytical programs, including ArcGIS and Stata, and has written a peer reviewed article in the Stata Journal.



EDUCATION

PhD in Economics, Temple University

BA in Economics,
West Chester University

AREAS OF EXPERTISE

Real Estate
Applied Econometrics
iGaming
Industrial Organization
Public Policy