



MAYOR'S OFFICE NEWSLETTER

----- October 2015 -----



Mayor Tomas Regalado

THE CITY OF MIAMI EB-5 REGIONAL CENTER PRESENTED ITS FIRST HANDS-ON WORKSHOP

► Another very well attended and most productive "City of Miami EB5 Regional Center Hands-On-Workshop" was recently held at the City of Miami on September 23rd, 2015. This standing room only, no attendance fee, conference hosted over 125 local, regional and national professionals of law, finance, banking, architecture, real estate development, media and other industry areas related to the United States Citizen Immigration Services job creation and economic development program which offers qualified foreign investors the opportunity to invest in designated projects and receive permanent residency so long as all the strict USCIS federal requirements are met.



Office of International Business Development

To better familiarize the attendees of the sophisticated and complex EB-5 Regional Center process, this workshop featured three panels each comprised of top national and local experts in the EB-5 industry. Each panel offered their unique and advanced level presentation of how the investor and project designation phases are put into practice, from the designation of an EB-5 Regional Center project to the actual investor certification as a United States Resident.

The panels offered information on present and future federal legislative proposals in Congress as to the extension of the program and suggested changes to the process, present tax implications, investor qualifications, project requirements, capital and funding specifics, legal and compliance

requirements and restrictions as related to investors and project marketing to foreign investors, U.S. Securities and Exchange Commission requirements, escrow planning and other key components for a successful project and investor experience.

Once again the City of Miami EB-5 Regional Center, the first and only wholly owned, managed and operated tri-county regional center in the nation --its regional jurisdiction for designation of qualified projects covers all of Miami-Dade, Broward and Palm Beach Counties-- stressed its unique and legally compliant internal guidelines designed to comply in a transparent, accountable and efficient manner in order to ensure full adherence to the law.

The presentation included the following panelist and their invited professionals, in a range of topics within the full spectrum of a well-managed process to protect both designated projects and investors, the degree -reasonably possible- under the EB-5 regulatory authorities and the Department of Homeland security which is the direct authority governing all the activities of the federal United States Citizen Immigration Services.

The Legal, Regulatory and Administrative Law Considerations Governing the EB-5 Regional Center Program included presentations of: A Welcome by the City of Miami Mayor, Tomas Regalado, and Commission Chair, Willy Gort; Administrative, Regulatory and Legal Guidelines by Mikki Canton, Esq., Managing Director, City of Miami EB5 Regional Center, and Victoria Mendez, City Attorney, as well as a number of Project Teams covering "How It All Happens: The EB-5 Project and Foreign Investor Process From Start to Finish."

Several Mayors, other elected officials and high level administrators from all across Miami-Dade, Broward and Palm Beach counties were in attendance as were consular and trade representatives from neighbor countries.

MIAMI GROWING FASTER THAN OTHER CITIES

► The population in Miami has grown at a faster rate than any other large U.S. city since 2008, according to a new study reported by The Next Miami, an independent publication that covers Miami's real estate and construction scene.

Miami is also the top ranked city for full-time job growth. Proportionally, more full time jobs were created in Miami during that period (2008-2014) than in any other major city.

Overall, Miami ranks second behind Austin in [Wallethub's index of large cities](#) that have expanded most rapidly in socioeconomic terms. The index included 10 key metrics, and Miami also ranked highly in measures of [poverty rate decrease](#), growth in the number of small businesses, and [household income growth](#).

Data for the study was obtained from the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and the Bureau of Economic Analysis.

HUNDREDS OF VOLUNTEERS HELPED MIAMI HOMELESS CITIZENS GET OFF THE STREETS

► The City of Miami Outreach, the Neighborhood

Enhancement Team (NET), the Parks and Recreation Department, and the Office of the Mayor Veteran Services along with the Florida Department of Health, the Florida State Attorney's Office, Goodwill Industries, and Slumlord Advocacy Group came together with many community partners and volunteers last Friday, October 16, 2015 at Lummus Park to help homeless citizens get off the streets of Miami by using the same model so successfully used to assist Homeless Veterans earlier this year.

The goal was to offer assistance and provide supportive services in an effort to find placement opportunities for those seeking a way off the streets.

Volunteers handed out clothing, offered medical and dental exams and other social services to the hundreds who showed up for assistance.

"What we've done is truly an attempt to help our citizens get off the streets," said Lt. Col. Antonio

Colmenares, USMC (Ret), the volunteer Director of Veteran Services for the City of Miami.

Lt. Col. Colmenares has partnered with Senior Executive Assistant to the Chief of Police, James Bernat, City of Miami Police Department Homeless Coordinator, to help mobilize the community to assist these homeless citizens.

PANORAMA TOWER, EB-5 FIRST PROJECT

► PANORAMA TOWER IS NOW READY TO LAUNCH A PRIVATE PLACEMENT OFFERING TO QUALIFIED FOREIGN INVESTORS IN COMPLIANCE WITH ALL APPLICABLE U.S. CITIZEN AND IMMIGRATION SERVICES (USCIS) AND SECURITIES AND EXCHANGE COMMISSION (SEC) RULES AND REGULATIONS.

Announced last year as the City of Miami EB-5 Regional Center's first EB-5 designated development, the 83-story Panorama Tower currently under construction in Downtown is now officially open to receiving applications from potential investors looking to participate in the City of Miami's EB-5 program. Panorama Tower is now ready to launch a private placement offering to qualified foreign investors in compliance with all applicable U.S. Citizen and Immigration Services (USCIS) and Securities and Exchange Commission (SEC) rules and regulations.

When complete, Panorama Tower will be the tallest building in the State of Florida and the tallest residential building on the eastern seaboard south of New York. The project, from well-known developer Florida East Coast Realty, LLC (FECR), is located at 1101 Brickell Avenue on the largest parcel of property in the heart of Brickell.

Construction on the site of Panorama Tower has reached the 19th floor, which completes the building's pedestal. This includes over 100,000 square feet of medically-oriented office space, a 2,000 car parking garage, a 208-room hotel, and over 50,000 square feet of high-end retail space.

Also completed is the shell of the recreation deck, which will contain two social rooms; cardio room with over 100 exercise machines; weight room and fitness area; spa and steam room; spinning/training studio; serenity pool, recreational pool, and lap pool; interactive water features; large pool and sundeck areas; and pool deck restaurant. Under the recreation deck, the pedestal also will include a children's playroom; home theater with seating for 80 people; two interactive cyber rooms; music room; billiard room; wine cellar; and kennel featuring both day-care services and overnight boarding for pets.



The developer estimates that construction of the tower above the pedestal will begin during the week of Thanksgiving this year. This phase includes the residential component, consisting of 64 stories and 821 luxury rental apartments.

Construction of the project thus far has been fully-

funded by the developer. It is planned that just up to 15% of the total funding to complete the development will come from EB-5 investors, with the remaining to be funded by FECD.

About The City of Miami EB5 Regional Center

In 2014, The City received word that The City of Miami EB-5 Regional Center was approved and designated as such by USCIS. Thus it became the first and only governmental wholly city owned, operated, and managed EB-5 Regional Center in the nation.

The mission of the Regional Center is to create jobs, to be an engine for viable economic development in our communities, and to continue to work with its partners and stakeholders to establish this region as a catalyst for global prominence, all the while promoting Miami and the three counties within the jurisdiction of the designated EB-5 Regional Center—Miami-Dade, Broward, and Palm Beach—to potential investors all over the world.

Mikki Canton, Esquire, Managing Director of the City of Miami EB-5 Regional Center, may be reached at 305.250.5404 or mcanton@miamigov.com.

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CITY OF MIAMI LAUNCHES MONTHLY POLL

► In an effort to continue its public engagement initiatives, the City has launched a monthly poll question. The question can be accessed through the strategic planning section of the website <http://www.miamigov.com/strategicPlanning/> or through the front page of the site, on the left rail navigation.

The poll has two main purposes: To give constituents the opportunity to voice their opinions on a number of issues and to create a fun communication outlet that can be easily used by residents.

The first poll question posted on the website is about the preferred communications method of residents. Upcoming poll questions will encourage residents to give their opinions on city programs, quality of life in Miami and public events. Once users take the poll, they can click on “results” to find out what percentage of people have voted for the different answers displayed on the poll.

“The first step to increase public engagement is to ask constituents how would like to communicate with the City,” said Ines Mato, Strategic Planning and Performance Analyst for the City of Miami. “We have a very diverse population with different communication choices and we want to understand how to reach out to individuals through the appropriate outlet.”

The poll is one of the initiatives aimed at increasing public engagement. In the past, the City of Miami has launched various online tools to provide the public with an opportunity to communicate with the administration. Among the online platforms launched this year is OpenGov, an online performance tool allowing users to see the City’s expenditures and revenues through interactive graphs.

OPENING OF FLORIDA’S NEWEST FILM AND TELEVISION PRODUCTION FACILITY

►The new studio was constructed as a public-private partnership by the Omni Community Redevelopment Agency (CRA) and will be operated by EUE/Screen Gems.



The studio, with two fully operational film sound stages of 15,000 square feet each, a 50 foot roof, 40 foot grid height, approximately 15,000 square feet of office, editing suites, talent support space, and accessory rooms, will serve productions of all sizes, including major movies, television series and independent films.

This facility will serve as a production hub for Viacom’s global entertainment brands including Nickelodeon, MTV and Comedy Central.

Located in central Miami, the studio location offers access to a highly skilled, multi-lingual talent pool essential to creating global productions in multiple languages. The facilities will include two modern sound stages equipped to create a variety of content Simultaneously, from daily scripted series, music specials and game shows to short form content for mobile, digital and on-air.

GRAND OPENING OF REGATTA PARK

►City Commissioner Marc Sarnoff, Assistant City Managers Nzeribe Ihekwbaba, Fernando Casamayor and Alberto Parjus along with Parks Director, Kevin Kirwin, and Marinas Manager, Stephen Bogner, celebrated the opening of the new Regatta Park on September 26.



Completed in six months, Phase I of Regatta Park, at a cost of \$6.2 million includes: an expo lawn, regatta lawn, tropical gardens, monument signage, children’s play area, multi-use path connector and a free alley.

Additionally, the new Dinner Key Dockmaster building, adjacent to Regatta Park, will welcome the public with an open house. The facility contains: the marina and harbormaster administrative offices, a customer lounge and computer access areas, library, laundry facilities, customer shower, restroom and convenience store. Total cost for the Dockmaster building was \$4.7 million.