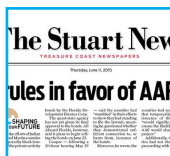


The Source for Information on EB-5 Visa Investments.
“Inform your clients, protect your practice.”

MAY 2015



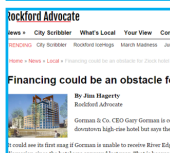
Judge Rules in Favor of AAF Bonds
[Page 1](#)



Is LIGTT Legit?
[Page 27](#)



Nassau Must Be Wary About Plans for Coliseum
[Page 29](#)



Financing Could Be an Obstacle for Ziock Hotel Project
[Page 12](#)



Changes to EB-5's Location Rules Could Have Big Impact on NY
[Page 11](#)



Add \$325 Million to Price for Gallery Makeover
[Page 17](#)



A Striking Design, But Challenges Galore At 360 Market Square Tower [Page 28](#)



Le Meridien Hotel Lawsuit Raises Questions about Status of Downtown Cleveland Project [Page 24](#)



Ex-NBA Vet, Film Cos. Strike Back In \$45M EB-5 Suit
[Page 16](#)



EB-5 Program May Prove Fertile Ground for Lawsuits
[Page 10](#)



Carson's \$100,000 Bid to Attract Foreign Business Investors Falls Short [Page 13](#)

contents

3 Posts



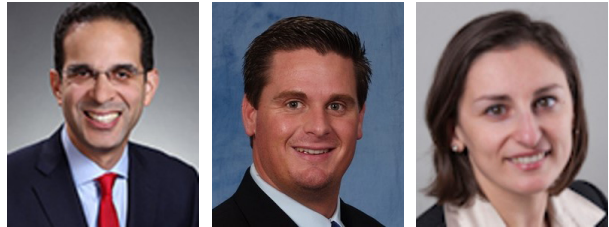
37 Firms



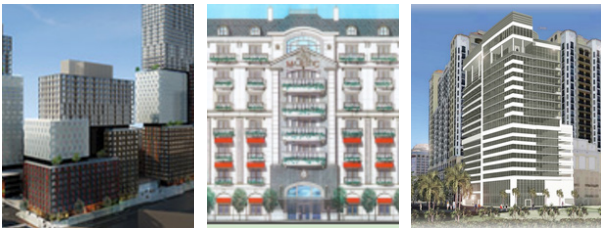
23 Project Updates



38 Professionals



31 Projects

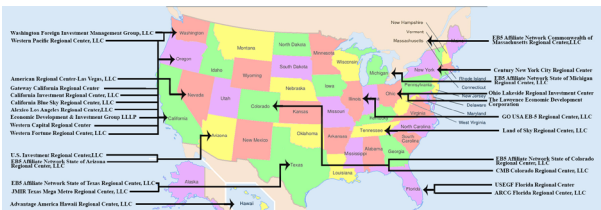


39 Questions

40 Events



36 Regional Centers



41 Litigation



Judge Rules in Favor of AAF Bonds

The Stuart News

TREASURE COAST NEWSPAPERS

TCPalm.com

Thursday, June 11, 2015

\$1.00

Judge rules in favor of AAF bonds

Staff report

All Aboard Florida on Wednesday got the green light to sell \$1.75 billion in bonds to finance its high-speed passenger railroad. U.S. District Court Judge Christopher Cooper in Washington, D.C.,



denied the efforts of Indian River and Martin counties to temporarily block issuance of the private-activity

bonds by the Florida Development Finance Corp. The quasi-state agency has not yet given its final approval to the bonds. All Aboard Florida, however, said it plans to begin selling the bonds on June 22. Cooper — following a 3½-hour hearing May 29

— said the counties had “stumbled” in their efforts to show they had standing to file the lawsuit, meaning he questioned whether they demonstrated sufficient connection to, or harm from, issuance of the bonds. Moreover, he wrote, the

counties had not proven that temporarily halting issuance of the bonds “would significantly increase the likelihood that AAF would abandon the project.” Additionally, the counties had not shown that proceeding with the bond

sale “would tilt the (Federal Railroad Administration’s) ongoing environmental analysis toward AAF’s preferred routing of the railway,” the judge said in his 21-page ruling. The company has called

See AAF, 10A

All Aboard Florida on Wednesday got the green light to sell \$1.75 billion in bonds to finance its high speed passenger railroad. US District court judge Christopher Cooper in Washington, D.C., denied the efforts of Indian River and Martin counties to temporarily block issuance of the private-activity bonds by the Florida Development Finance Corp.

The quasi-state agency has not yet given its final approval to the bonds. All Aboard Florida, however said it plans to begin selling the bonds on June 22.

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- [Tom Rosenfeld’s Letter on U.S. Court’s ruling on AAF](#)
- [Ex-American Airlines Leader Joins Opposition to All Aboard Florida](#)
- [Lawsuits against All Aboard Florida](#)
- [Breaking Coverage of All Aboard Florida Hearing In Washington, D.C.](#)
- [Ex-American Airlines Leader Joins Opposition to All Aboard Florida](#)

Senior Living Developer Launches Portfolio with EB-5 Funding Support



A Southern California-based development group has launched into senior housing, and it’s doing so with early success utilizing the EB-5 Immigrant Investor program under the U.S. Citizenship and Immigration Services.

With three projects underway or in planning stages, Continental East Development (CED) has successfully raised more than \$20 million in EB-5 capital and has plans to continue on its development path under the same strategy in order to meet demand in the California market for senior living development.

There are several developers who have successfully used the program, which allows for non-U.S. citizens to gain green cards by committing to investments that qualify under the program. The qualifications include a job creation requirement, for example, to ensure the investment is being used for economic growth in the U.S. The minimum investment is \$1 million in qualifying non-rural areas and \$500,000 in rural and high-unemployment areas.

[Read more](#)

Transcontinental Realty Investors: North Texas EB-5 Regional Center and Omega Puerto Rico Regional Center to Raise Funds for Port of Mandahl Caribbean Conference Resort in St. Thomas USVI



North Texas EB-5 Regional Center and Omega Puerto Rico Regional Center reached an agreement to raise EB-5 funds for the development of the Port of Mandahl Caribbean Conference Resort in St. Thomas, US Virgin Islands. This strategic alliance will bring these two successful regional centers to join forces with the developer, Mandahl Bay Holdings, and together introduce the EB-5 marketplace to this \$500 million project. When completed, the development will include two full-service hotels, a beautiful golf course, a state of the art conference center, retail and commercial space, and high-end residential units. Both regional centers are represented by Greenberg Traurig's Business and Immigration team.

Abteen Vaziri, managing director of North Texas EB-5 Regional Center, said, "This project, with a budget in excess of \$500 million, will bring much-needed jobs to the US Virgin Islands. More resorts of this size are needed in the Caribbean and with the latest passport requirements in places like the Bahamas, US territories like Puerto Rico and USVI will be much more attractive for American travelers. With the three islands in the USVI experiencing

north of 13 percent unemployment, this project will contribute to the local and regional economy and bring an enormous number of jobs, both during construction and permanently after construction. The purpose of the EB-5 program is to create jobs for US regions, and we're excited to be part of that on St. Thomas."

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- [EB-5 Investment Sought for Virgin Islands Project](#)
- [Greenberg Traurig Represents Regional Centers to Raise Funds for Port of Mandahl Caribbean Conference Resort in St. Thomas U.S. Virgin Islands](#)
- [PR, Texas EB-5 Centers Get behind \\$500M Resort Project in St. Thomas](#)
- [Friends of Mandahl Sue to Block Development](#)

How to Locate Direct Clients in China for EB-5 Projects?

Potential clients can be found in every part of Mainland China. However, you need to know the major client sources so you don't waste time and financial resources. The major clients for EB-5 projects in Mainland China are private business owners and top corporate executives. Managers and directors of state-owned enterprises may be effective client locators, because of their business relationships with the private sector. However, in this new information and social media age, the Internet can be an incredibly valuable resource. The beauty of the Internet is that the information is updated continually and often provides all you need to know.

For instance, I googled "list of Chinese businesses." My request returned 9,390,000 results in less than three seconds. I selected three sites from the first two pages (one of which would amaze you) list literally tens of thousands of businesses, some of which lead directly to the names of the key employees.

[Read more](#)

Related Post: [How to Locate Chinese Investors For EB-5 Project?](#)

Sketchy Federal Program Sells Citizenship

[THE BASTILLE KITCHEN](#) is the kind of destination restaurant that stamps a redeveloped neighbourhood as a success. The Innovation District bistro, owned in part by renowned restaurateur and nightclub czar Seth Greenberg, draws such bold-faced names as Derek Jeter and Scott Brown and adds an air of panache to the renovated row of former warehouse and industrial buildings just over the Fort Point Bridge on a gritty, sun-starved side street in South Boston.

The project, with offices, residential condominiums, artist lofts, and affordable housing scattered across several buildings along Melcher Street, was announced with great fanfare by the late Boston mayor Thomas Menino in 2008. But then it nearly died on the vine, in part because the Great Recession dried up available capital and banks tightened their lending practices. The development was rescued by foreign investors, most of them from China. They saw an opportunity to not only turn a profit on a real estate deal in an area of Boston experiencing explosive growth, but also to snare a quick path to US citizenship for themselves and their family members.

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Related Posts:

- [Money from Investor Visas Floods U.S., But Doesn't Reach Targeted Poor Areas](#)
- [CT Realty Investors Open First EB-5 Visa Center](#)
- [Want a Green Card? Invest in Real Estate](#)
- [Scott Walker Backs Controversial Immigrant Investor Program](#)
- [\\$500K for a Green Card: Foreign Investors Help Portland Boom](#)

Angel Taveras, Greenberg Traurig Shareholder and Former Providence, RI Mayor, Presents at the 2015 Puerto Rico Investment Summit

[Angel Taveras](#) a shareholder in Greenberg Traurig, LLP's Boston office and former Providence, R.I., mayor, was a featured speaker at the Puerto Rico Investment Summit, May 18 - 19, 2015, in San Juan, Puerto Rico.

On May 18, Taveras discussed the impact of EB-5 on economic development and shared case studies of successful EB-5 programs across the United States. During his time as mayor of Providence, Taveras supported the first Rhode Island-based EB-5 Regional Center in an effort to boost jobs in the state through foreign investment.

Under a pilot immigration program first enacted in 1992 and regularly reauthorized since, EB-5 visas are set aside for investors in Regional Centers designated by the United States Citizenship and Immigration Services (USCIS) based on proposals for promoting economic growth. USCIS administers the Immigrant Investor Program, also known as EB-5, created by Congress in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

[Read more](#)



Sketchy federal program sells citizenship

Green cards go to foreigners who invest \$500,000

[JACK SULLIVAN](#) Apr 16, 2015

Report Cites Favoritism for Terry McAuliffe and Brother of Hillary Clinton

Report cites favoritism for Terry McAuliffe and brother of Hillary Clinton

It faults the Deputy Secretary of Homeland Security for creating "an appearance of favoritism."

By JOSH GERSTEIN | 3/24/15 7:08 PM EDT | Updated 3/25/15 6:54 AM EDT



Virginia Gov. Terry McAuliffe is one of a handful of people who allegedly received special treatment from the Department of Homeland Security. | AP Photo

A Department of Homeland Security watchdog report issued Tuesday blasted the agency's No. 2 official for repeatedly intervening on behalf of well-connected participants in an investor-visa program, including Gov. Terry McAuliffe (D-Va.) and Tony Rodham, a brother of former Secretary of State Hillary Clinton.

The inspector general report faults Deputy Secretary of Homeland Security Alejandro Mayorkas for creating "an appearance of favoritism and special access" as a result of highly unusual steps he took while serving as director of U.S. Citizenship and Immigration Services, which oversaw the investment-based program known as EB-5.

[Read more](#)

Trophy Homes – A Must-Have for Affluent Asian Investors

The ranks of the super-rich are swelling, but nowhere faster than in Asia. Ultra-high-net-worth individuals, classified as having a net worth of more than \$30-million (U.S.) each, are snapping up properties all over the world.

Dubai, Hong Kong, London, Los Angeles, Miami, New York, Paris, San Francisco, Sydney, and Toronto were found to be the most desirable cities for the affluent home buyer last year, according to the recently released 2015 Luxury Defined report from Christie's International Real Estate.

The average starting price for a luxury home around the globe is \$2-million. Beverly Hills, where luxury begins at \$8-million, has the highest price entry point.

"Ultra-high-net-worth individuals are looking to diversify their portfolios into different asset groups, one of which



is luxury real estate," Dan Conn, chief executive officer of Christie's International Real Estate, said in an interview from his New York office.

[Read more](#)

Miami Mayor Wants EB-5 Funds for Affordable Housing

Miami Mayor Tomas Regalado said the city wants to attract EB-5 visa program funds to build affordable housing.

The mayor said there is no more important conversation for city leaders to have than about the "housing crisis" as he addressed the "Homes for All" housing summit on May 6 sponsored by the Miami Coalition for the Homeless. Half of the calls the city receives and half of its visits are about affordable housing and the often poor condition of existing affordable housing stock, he said.

"Even though we celebrate the cranes, the construction, the museums, the tunnels, and the eMerge, people are still being evicted from their apartments," Regalado said. "Families are still found underneath I-95 sleeping in their cars."

Regalado wants to use Miami's designation as an EB-5 regional center to attract new affordable housing funds. This program grants visas to foreign investors with at least \$500,000 in job-create funds to contribute to a project.

[Read more](#)

The screenshot shows the top of a news article on the South Florida Business Journal website. The header includes the site name and navigation links for News, People, Events, Jobs, Resources, and Store. Below the header is a sign-up form for newsletters. The main article title is "Miami mayor wants EB-5 funds for affordable housing" with a sub-headline "Morning Edition". The article text begins with "Miami Mayor Tomas Regalado said the city wants to attract EB-5 visa program funds to build affordable housing." A photo of Mayor Regalado speaking at a podium is visible on the right side of the article.

Riviera Point Development Group to Launch Construction of Third South Florida EB-5 Office Project

Riviera Point Development Group is marking the completion and rapid leasing pace of Broward's first international EB-5 funded office complex – [the Professional Center at Riviera Point in Miramar](#) – while preparing to launch its third South Florida office development funded through the job-creating federal EB-5 Immigrant Investor Program.

The company currently has a total of \$42 million in EB-5 funded projects under development.

At an opening ceremony in April, Riviera Point Development Group CEO [Rodrigo Azpurua](#), CCIM, noted, "Bringing the Miramar market its first new Class A office development since 2009 has been a 'win' for the city's economy and job base, for the many growing businesses that now

call the Professional Center home, and for our investors who are achieving their dreams of living in this country." A total of 34 investors from several South American nations invested to create the \$17 million Professional Center at Riviera Point.

[Read more](#)

The screenshot shows an article on the CREsources website. The header features the CREsources logo and navigation links. The article title is "Riviera Point Development Group To Launch Construction Of Third South Florida EB-5 Office Project". The article text begins with "Riviera Point Development Group is marking the completion and rapid leasing pace of Broward's first international EB-5 funded office complex – the Professional Center at Riviera Point in Miramar – while preparing to launch its third South Florida office development funded through the job-creating federal EB-5 Immigrant Investor Program."

South Atlantic Regional Center Just Filled Form D For \$22.00 million Financing

South Atlantic Regional Center, LLC, Limited Partnership just submitted form D announcing \$22.00 million financing. South Atlantic Regional Center was able to fundraise \$1.00 million so far. That is 4.55% of the round of financing. The total offering amount was \$22.00 million. The private financing document was filled on 2015-05-08. The reason for the financing was: The amount sold has been sold abroad under Regulation S Exemption. The fundraising still has about \$21.00 million more and is not closed yet. We have to wait more to see if the offering will be fully taken.

South Atlantic Regional Center is based in Florida. The filler's business is not disclosed. The D form was signed by Joseph J Walsh Sr C.E.O. SARC/General Partner Greystone EB-5, LLLP. The company was incorporated in 2014. The filler's address is: 197 S. Federal Hwy, Ste 200, Boca Raton, FL, Florida, 33432. Joseph J. Walsh is the related person in the form and it has address: 197 S. Federal Hwy, Ste. 200, Boca Raton, FL, Florida, 33432.

[Read more](#)

Members of Congress Step Up With Legislation That Solves Chinese EB-5 Retrogression

Despite the enormous popularity of the EB-5 visa program among Chinese investors, and billions in foreign investment made to date, the State Department is pressing pause for thousands of recent EB-5 visa applicants from mainland China. This development, contrary to rumors, does not mean the end of the road for prospective Chinese immigrants or for the program as a whole. Due to numerical visa limitations -- the EB-5 program only has access to a finite number of visas each year -- the system was designed to ensure that citizens from each country around the world would have a fair shot at an EB-5 visa. Now the State Department and United States Citizenship and Immigration Services (USCIS) are exercising a form of crowd control to allow non-Chinese investors to line up for their green card.

The current situation -- long predicted in the EB-5 industry as practitioners filed application after application for Chinese investors -- is referred to as retrogression. The anticipated retrogression of the EB-5 visa for Chinese nationals arrived on May 1, 2015. Effective that date, the State Department and USCIS will commence retrogression for EB-5 Chinese immigrant investors to May 1, 2013, meaning that investors who applied after that

date will have to wait until more visas become available before their conditional U.S. residence commences. The effects of such action are not to be taken lightly. Multiple sectors, both within the EB-5 community as well as the larger U.S. economy, will feel the effects of this retrogression. Without legislation to remedy the burdens of retrogression, Chinese investors will likely find the line growing longer each year, and the United States could miss out on millions of dollars of investment ready to be deployed into our economy to create American jobs.

[Read more](#)

The screenshot shows a Huffington Post article page. At the top, it says '10 May 2015' and 'IN ASSOCIATION WITH THE TIMES OF INDIA GROUP'. Below the navigation bar, the article title is 'Members of Congress Step Up With Legislation That Solves Chinese EB-5 Retrogression'. The author is 'Ali Jahangiri', CEO and Publisher, EB5 Investors Magazine. The article text begins with 'Despite the enormous popularity of the EB-5 visa program among Chinese investors, and billions in foreign investment made to date, the State Department is pressing pause for thousands of recent EB-5 visa applicants from mainland China. This development, contrary to rumors, does not mean the end of the road for prospective Chinese immigrants or for the program as a whole. Due to numerical visa limitations -

Bisnow's 4th Annual Seaport Summit



The 400 guests at Bisnow's 4th Annual Seaport Summit learned that there are billions in untapped development financing available through a program used extensively elsewhere: EB-5. From the EB-5 Alliance, [NES Financial](#) EVP [Reid Thomas](#) and [Wright Johnson](#) CEO [Kevin Wright](#) explained that EB-5, an immigration program that also provides low cost development financing, is used extensively in New York ([Hudson Yards](#)), Miami, Chicago and LA. It may be used here by Samuels & Associates and for work at [Mount Snow](#), Stowe Airport and Okemo but is relatively new for Boston developers

Reid of NESFinancial, which since 2010 has worked with 300 projects that have raised, or plan to raise, \$12B in EB-5 capital, says the financing "rounds out the capital stack" sometimes taking the place of mezz loans. The 4% to 7% cost of capital helps explain why EB-5 regional centers like the New England Regional Center for Economic Development at 11 Beacon St downtown have multiplied from 75 five years ago, to nearly 800 today. The program calls for a private foreign individual (at this point they're mostly Chinese) to contribute about \$500k to a development. If the project creates at least 10 full-time jobs, the individual investor may get a US green card.

[Read more](#)

Gorman Seeks Changes to Downtown Rockford Hotel Plan

Proposed changes to [Gorman & Co.](#)'s plans for a \$67 million downtown hotel and conference center have some aldermen on edge.

Wisconsin-based Gorman plans to close on the Amerock/Ziock building May 20 for \$250,000 but wants an option to sell it back to the city at the same price before Aug. 1.

"I thought we were married to them, and we had a deal," said Ald. Kevin Frost, R-4, at Monday's Planning & Development Committee meeting. "I'm concerned if they want to leave the dance, we're stuck with the keys."

Mayor Larry Morrissey said Gorman wants to keep its options open if it can't line up financing in time to finish and occupy the building by Dec. 31, 2016, to qualify for state River Edge Historic Tax Credits.

"So we're at the dance, and the clock's getting close to midnight," Morrissey responded. "We want to make sure Cinderella keeps her dress on."

It was a humorous note in a serious discussion for aldermen, who questioned amendments to a development agreement that the committee eventually approved. They'll get a chance to revisit the matter on the City Council floor Monday.

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Related Posts:

- [Gary Gorman Says He's Committed to Hotel Project in Downtown Rockford](#)
- [Gorman Buys Amerock Building in Downtown Rockford](#)



EB-5 Program May Prove Fertile Ground for Lawsuits

A recent suit alleging that some EB-5 applications were improperly delayed based on a regional center's ties to Iran may be a harbinger of increased litigation over the program, spurred by growing scrutiny of the visa category and a policy landscape that is problematic for immigrant investors, attorneys say.

In a case filed last Monday in Washington, D.C., district court, California-based immigrant investor regional center [American Logistics International LLC](#) claimed U.S. Citizenship and Immigration Services has incorrectly delayed or denied a slew of investor petitions.

Although the agency allegedly denied the EB-5 petitions based on an "incorrect" finding that the investor funds weren't "at risk," ALI says the real reason for the denials was likely an ABC News "Nightline" segment suggesting that the regional center has ties to Iran, along with comments from Sen. Chuck Grassley, R-Iowa.

Matthew Dunn of Kramer Levin Naftalis & Frankel LLP said the suit is reflective of the increased scrutiny being applied to the EB-5 program.

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Construction Starts on Tukwila's Tallest Building, A 19-Story Hotel and Apartment Project

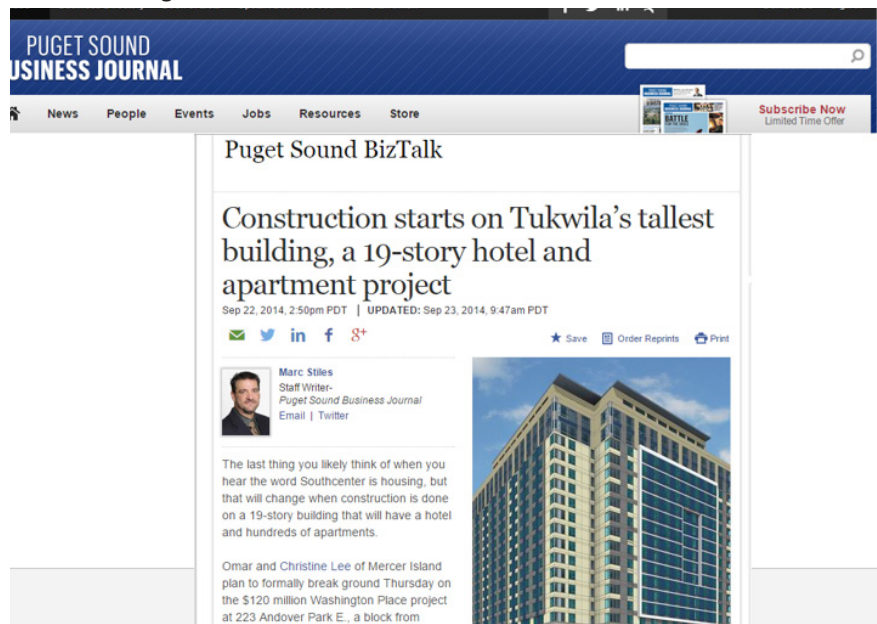
The last thing you likely think of when you hear the word Southcenter is housing, but that will change when construction is done on a 19-story building that will have a hotel and hundreds of apartments.

[Read more](#)

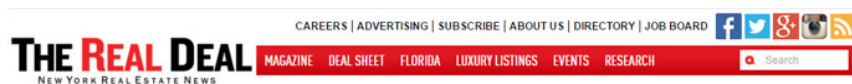
Related Post: [Circuit City Building Coming Down to Make Way for 19-Story Washington Place](#)

Omar and Christine Lee of Mercer Island plan to formally break ground Thursday on the \$120 million Washington Place project at 223 Andover Park E., a block from Westfield Southcenter, the Puget Sound region's largest shopping mall. It will be the tallest tower not just in Tukwila but south of Interstate 90 and north of Tacoma, according to the Lees.

Nearly 20 years ago, regional and county officials designated Southcenter as a "growth center" and urban area. Such centers are supposed to be areas of concentrated employment and housing along with mass transit hubs. Southcenter has plenty of the former but little if any housing. Washington Place will have 370 market-rate apartments as well as a 189-room business hotel with meeting space and a restaurant.



Changes to EB-5's Location Rules Could Have Big Impact on NY



Changes to EB-5's location rules could have big impact on NY

Ending gerrymandering would restrict areas covered by the program
May 18, 2015 12:00PM



From left: renderings of the Durst Organization's tetrahedron at West 57th Street and Pacific Park in Brooklyn

Congress might make some changes to the EB-5 program, when it's up for renewal in September.

[Durst Organization's tetrahedron at 625 West 57th Street](#) is also sponsored by EB-5. Under the program, projects that are supported by EB-5 investments need to be in areas with high unemployment. Many of the developments, however, are in wealthy areas of the city such as Midtown, Chelsea and Tribeca, the Times reported.

The use of contiguous census tracts — as Greenland did by using the nearby Crown Heights and Bedford-Stuyvesant to invest in Pacific Park — could also be curtailed, according to the newspaper. Barely any neighborhoods in Manhattan have unemployment rates that are high enough for an EB-5 project.

[Read more](#)

AnC Bio Vermont Ground Breaking - Jay Peak EB-5 Project

Ground was broken today on the new AnC Bio Vermont facility in Newport. Approximately 75 people were on hand for the ceremony including the facility's chief scientists, as well as city and state officials. The \$100+ million project is expected to take 14-16 months to construct and employ approximately 400 people once operational.

"It's been a lot of hard work to get to this point, but it's been well worth the effort," said Bill Stenger, one of the partners responsible for developing the state-of-the-art biotech facility. "AnC Bio Vermont is going to put Newport on the national stage in terms of being at the forefront of cutting-edge biotechnology."

Stenger's comment isn't entirely hyperbolic.

Once opened, AnC Bio Vermont will be pioneering adult stem cell therapy to cure disease, manufacturing medical devices, and operating clean rooms for research and development. A recently-completed market analysis conducted by Frost and Sullivan, a nationally known market research firm specializing in multiple industries including healthcare, concluded that the market for the company's products and services will be more than \$4 billion by the year 2020. It also concluded that the demand for facilities like AnC Bio, laboratories that offer FDA-certified clean rooms as part of their business, is growing at a steep rate as more adult-stem cell lines are developed and need FDA-approved labs to conduct trials.

[Read more](#)

EB5 United Puerto Rico FS \$126.50 Million Fundraising. B SCOTT FULLER Filled Jun 2 SEC Form

[EB5 United Puerto Rico](#) FS LP, Limited Partnership just submitted form D regarding \$126.50 million equity financing. The date of first sale was 2014-06-23. Eb5 United Puerto Rico Fs was able to finance itself with \$16.50 million so far. That is 13.04% of the fundraising offer. The total private financing amount was \$126.50 million. The offering form was filled on 2015-06-02. The reason for the financing was: unspecified. The fundraising still has about \$110.00 million more and is not closed yet. We have to wait more to see if the offering will be fully taken.

Eb5 United Puerto Rico Fs is based in California. The firm's business is Other Banking and Financial Services. The form D was signed by B SCOTT FULLER CEO. The company was incorporated in 2014. The filler's address is: 501 Se Columbia Shores Blvd, Suite 400, Vancouver, WA, Washington, 98661. Brian Scott Fuller is the related person



in the form and it has address: 501 Se Columbia Shores Blvd, Suite 400, Vancouver, WA, Washington, 98661. Link to Eb5 United Puerto Rico Fs Filing: 000161278015000001.

[Read more](#)

Financing Could Be an Obstacle for Ziock Hotel Project

Gorman & Co. CEO [Gary Gorman](#) is committed to turning the Ziock (Amerock) Building into a downtown high-rise hotel but says the project could be met with obstacles.

It could see its first snag if Gorman is unable to receive River Edge historic tax credits. The credits have been a point of discussion since the hotel was approved last year. That is because to receive them in the amount of up to \$12.5 million, Gorman must complete the job by Dec. 31, 2016. The developer is also relying on federal credits of around \$10 million. Both would offset the project's \$67 million construction cost.

When companies like Gorman, which isn't in the business of holding large pieces of real estate like the vacant Ziock Building,

miss such offsets, they often cut their losses and move on. That was the case earlier this year when Frantz Community Investors pulled out of its agreement to redevelop the Rockford Watch Factory into upscale apartments near the upcoming downtown Sportscore complex.

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Financing could be an obstacle for Ziock hotel project



By **Jim Hagerty**
Rockford Advocate

Gorman & Co. CEO Gary Gorman is committed to turning the Ziock (Amerock) Building into a downtown high-rise hotel but says the project could be met with obstacles.

It could see its first snag if Gorman is unable to receive River Edge historic tax credits. The credits have been a point of discussion since the hotel was approved last year. That is because to receive them in the amount of up to \$12.5 million,

A Critical Analysis of DHS Secretary Johnson's EB-5 Proposals

Much of the focus of publicity and advocacy relating to EB-5 has been with the U.S. Senate. The Administration had been largely silent on EB-5 at least in the public context. That changed on April 27, 2015 when DHS Secretary Johnson issued a letter to Senate Judiciary Committee Chairman Charles E. Grassley and Ranking Member Patrick J. Leahy. This letter sets out the Administration's agenda on EB-5.

Not surprisingly, DHS advocates for expanded authority to monitor and to sanction regional centers and regional center and project principals for reasons of alleged criminal activity, national security concerns or fraud-related concerns.

[Read more](#)

Carson's \$100,000 Bid to Attract Foreign Business Investors Falls Short



Carson is going back to the drawing board after spending about \$100,000 in an unsuccessful quest to find foreign investors willing to set up local businesses.

The City Council voted unanimously to cancel its contract on Tuesday with consultant Kourosh Hangafarin, who was hired late last year after considerable lobbying by former Mayor Jim Dear. But Hangafarin acknowledged on Tuesday that he failed to deliver any results.

"I feel embarrassed myself that I haven't been able to fulfill as I would want to fulfill my task," Hangafarin told

the council. "But my hands were 100 percent tied by the contract. Every time I would ask for anything (from city staff), I would be denied."

Hangafarin said he was stymied without city support to create a regional center for a federal program, known as EB-5 Immigrant Investor, which would allow the city to make deals directly with investors, who would then receive citizenship rights in exchange for an investment of \$1 million or more into a job-creating business.

[Read more](#)

Creative Developers Can Find Opportunities on the Gulf Coast

James Taylor Jr. is in Fort Myers to look for a good church with a fast-growing congregation, but it's not for his own spiritual need.

Taylor is in charge of development and operations for Omega Communities, one of the most creative developers of senior housing in the region. He's looking for churches to partner on assisted-living and memory care facilities throughout the region, including a \$30 million project in Fort Myers.

Omega has big plans: The Birmingham, Ala.,-based developer of senior housing is developing three assisted-living facilities on the Gulf Coast, and it's planning to build as many as a dozen in total from Tampa to Orlando and south to Naples. "We're building a pipeline up and down I-75," Taylor says.

Taylor is striking deals with religious organizations that lets churches share in the profits of the enterprise in

return for some promotion and goodwill, all without jeopardizing the religious groups' non-profit status. Although churches are obvious partners, Taylor says other groups of like-minded people such as veterans or unions could also become partners in future deals.

[Read more](#)



Four Key Takeaways - Meet the Money 2015

As hoteliers from coast to coast convened in Los Angeles, it was clear that 2015 is indeed the year to "Meet the Money." Hotel professionals remain confident that the upturn in the industry will carry on throughout this year and into several more. This enthusiasm about performance is kept not just by hotel owners and developers, but by traditional lenders and alternative capital providers as well; however, it does not come without caution.

Alternative Sources of Capital for Hotels

The breakout sessions at Meet the Money drilled into different sources of capital and the best way to structure a deal in terms of a tried and true standard: debt versus equity. What has changed is the approach to evaluating and funding projects, namely in the form of crowdfunding and EB-5 investments.

Crowdfunding has become fertile soil for entrepreneurs in nearly every field, but its proclivity among the real estate development and investment community is relatively new. Crowdfunding allows hotel developers and buyers



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20 May 2015

Four Key Takeaways - Meet the Money 2015

Hoteliers and financiers met in Los Angeles to discuss the pitfalls and possibilities for U.S. hotel investment as the industry continues its upturn in performance.

By [Li Chen](#), Vice President at HVS and [Luigi Major](#), Managing Director at HVS and [Susan Furbay](#), Vice President Business Development at HVS

As hoteliers from coast to coast convened in Los Angeles, it was clear that 2015 is indeed the year to "Meet the Money." Hotel professionals remain confident that the upturn in the industry will carry on throughout this year and into several more. This enthusiasm about performance is kept not just by hotel owners and developers, but by traditional lenders and alternative capital providers as well; however, it does not come without caution.



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to raise equity from a large pool of small investors who may or may not be accredited by the SEC. This is seen as one of its main advantages.

[Read more](#)

City Center West Orange Poised for Ocoee



A Central Florida developer has plans for a \$150 million community of shops, hotels and condos on 60 acres of lakeside property facing West Colonial Drive in Ocoee.

To be called City Center West Orange, developer David Townsend's plans call for a city-style mix of retail, residential and office space on former orange groves and woods ringing Lake Bennet.

In April, Ocoee officials approved the preliminary site plan for the project that would ultimately be home to almost 4,000 residents. The initial phase calls for three buildings as tall as 90 feet.

It's one of the more ambitious projects being proposed in Central Florida, and somewhat similar to Uptown Altamonte.

[Read more](#)

Driftwood Hospitality Management Attracts Int'l Investors with EB-5 Program Launch

Driftwood Hospitality Management announced the launch of its new EB-5 program, which will allow foreign investors to participate in new-build hotel developments across the United States. The company recently broke ground on its first \$22.2 million project, the 123-room [Residence Inn by Marriott Flagler Station](#), which will be located in the heart of Flagler Station, South Florida's largest business park.

"Driftwood's new EB-5 division will allow us to leverage our expertise in hotel development and operations

while establishing a long-term partnership and growth trajectory for foreign investors," said Carlos Rodriguez Jr., Vice President of New Development. "Our EB-5 investment program will allow Driftwood to build and operate new hotels in some of the hottest up-and-coming markets across the country, while creating a network of international investment partners who are interested in developing or acquiring hotels in the United States."

[Read more](#)

Ex-NBA Vet, Film Cos. Strike Back In \$45M EB-5 Suit

Former National Basketball Association journeyman Theo Ratliff and various entertainment-related companies facing a \$45 million suit over an unsuccessful EB-5 funding deal asked a Georgia federal judge on Wednesday to let them file counterclaims that might be time-barred when the suit, now on hold, resumes.

Ratliff, his company Ratliff Entertainment LLC, [the Southern Film Regional Center LLC](#) and other co-defendants asked for permission to file counterclaims for fraud and securities law violations against Open Rivers Media Group Inc., which has accused them of pushing it out of a lucrative funding opportunity with the EB-5 immigrant investor program. They argue that Open Rivers

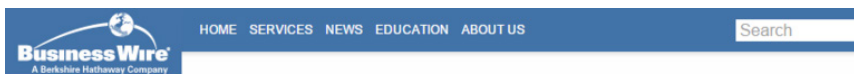
misrepresented its ability to execute the deal Ratliff and SFRC allegedly cut it out of.

"Although defendants believe that the stay is proper, they are concerned about their ability to timely assert currently known, compulsory counterclaims while this action is stayed," the motion said.

U.S. District Judge Steve C. Jones in April stayed the case to consider the defendants' motion to dismiss in the wake of a premature motion for summary judgment filed by Open Rivers.

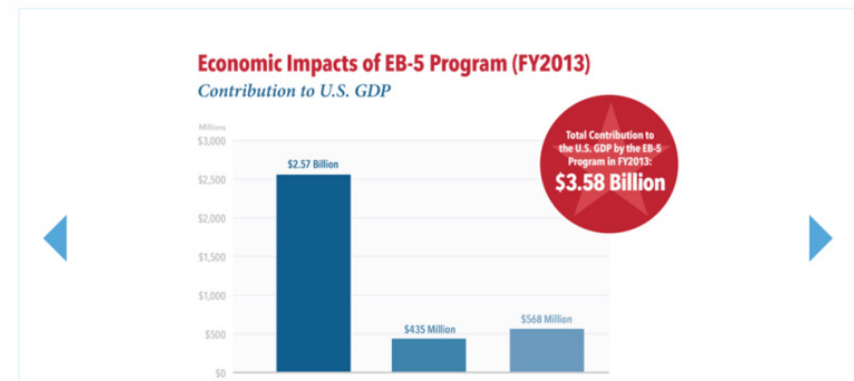
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National Program Contributed \$3.58 billion to U.S. GDP and Supported over 41,000 U.S. Jobs



National Program Contributed \$3.58 billion to U.S. GDP and supported over 41,000 U.S. jobs

Peer-Reviewed Study Documents Economic Impact of U.S. EB-5 Immigrant Investor Program



"The results of the 2013 assessment demonstrate that the EB-5 Program will continue to deliver on its promise of regional economic development and U.S. job creation at no cost to the taxpayer."

"As the industry trade association for the EB-5 Regional Center Program, IIUSA is committed to accurately measuring the positive impacts of the EB-5 Program in terms of job creation, GDP growth, and tax revenue," said IIUSA Executive Director [Peter Joseph](#). "The results of the 2013 assessment demonstrate that the EB-5 Program will continue to deliver on its promise of regional economic development and U.S. job creation at no cost to the taxpayer."

[Read more](#)

CiF Reports on How EB-5 is Forking for You, for America

[The Flats East Bank](#) project began with the idea to rebuild and revitalize a largely empty section of downtown Cleveland, located along the east bank of the Cuyahoga River. New development was devised and a plan to build a vibrant and livable urban district complete with housing, entertainment & retail destinations, and office space emerged. The combined effect of these new elements near the downtown core that would not only draw tenants to new buildings but help reinvigorate a part of Cleveland suffering from economic stagnation.

The idea to capitalize on Cleveland's underdeveloped waterfront is not new per se and the initial plans for the Flats East Bank appeared more than a decade ago. However because of various limiting factors (most notably the 2008 Financial Crisis that destroyed many developers' access to traditional credit sources) the Flats East Bank seemed destined to remain an intriguing concept of new downtown Cleveland development.

[Read more](#)



Add \$325 Million to Price for Gallery Makeover



The Pennsylvania Real Estate Investment Trust and the Macerich Co. say it will take \$325 million in new investment to transform the Gallery at Market East into what they are calling Fashion Outlets of Philadelphia.

That is on top of the \$250 million already spent by PREIT to assemble what had been privately owned property in the project area, bringing the total development cost to about \$575 million.

The rest of the area still owned by the Philadelphia Redevelopment Authority will be conveyed to the developers as part of the revitalization plan being reviewed by City Council.

[Read more](#)

Moon River Seeks Foreign Investors

Moon River Studios — which intends to build sound stages, offices and film support services on 1,600 acres at Old River Road and Interstate 16 — has hired Lexden Capital LLC to raise as much as \$49 million for its studioplex in Effingham County from foreign investors seeking visas.

Lexden Capital will manage financing through a federal EB-5 program for a loan amount of at least \$10 million for Moon River, which does business as FONU2 Inc.

Moon River CEO Jake Shapiro said Thursday the EB-5 program, operated by U.S. Citizenship and Immigration Services, is the primary method the company intends to use to raise capital to start building its \$90 film studio and production company.



[Read more](#)

Interior Renders Surface for Mysterious Midtown Condo Tower



entry in a design competition for the Witkoff-owned property, YIMBY reports that they just might be, being that they're "plastered on the building's EB-5 materials" (which solicit investments from abroad).

Now, a new batch of downright stunning renderings for the same building's interiors have made their way to the public via New York YIMBY and AJSNY (h/t tipster). The renderings show the Helmley Park Lane as a shell for an uber-luxurious, soaring atrium with a living wall, and also include a majorly impressive

view of a penthouse outdoor space with a gigantic private pool, and an indoor pool on a lower level. Although the images are exciting, no permits are on file for the tower and the developer remains hush about their plans, meaning these are likely not final.

Speculation over the fate of the Helmsley Park Lane Hotel on Central Park South has been fierce since it failed to win landmark status, with expensive condos being the obvious go-to guess for its future. Last week, a new batch of renderings by Handel Architects surfaced that depict a 1,210-foot-tall glassy tower at the site. While some maintain that the renderings don't depict the winning

[Read more](#)

New Designation Increases Southern Ohio's Global Outreach

[The Lawrence Economic Development Corporation](#) has received official certification to become an EB-5 Regional Center for the counties of Lawrence, Scioto, Jackson, and Gallia.

Employment Based-5 (EB-5) was created by Congress in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors. EB-5 foreign direct investors must invest in a new commercial

enterprise, create or preserve at least 10 full-time jobs within two years, and invest in at least \$500,000.00 in capital investments in the rural counties of Lawrence, Scioto, Jackson, and Gallia.

This specific regional center is focused on commercial for profit companies specializing in distribution, warehousing, and logistics.

[Read more](#)

Miami Properties Featured at Beijing Luxury Property

The MIAMI Association of REALTORS (MIAMI), the nation's largest local Realtor association with 35,000 members, promoted South Florida real estate to Asian luxury buyers at China's leading property showcase last month. MIAMI participated in the ninth annual Luxury Property Show Beijing show from April 24-26 at the prestigious Legendale Hotel Beijing.

Teresa King Kinney, chief executive officer of MIAMI, presented information on the Miami and South Florida real estate market to event attendees.



More than 5,200 affluent real estate buyers and investors from Beijing and Northern China attended the invitation-only event. The 2015 LPS Beijing show featured an impressive collection of some of the world's most exclusive and coveted luxury properties around the globe, with more than 35 participating countries.

[Read more](#)

FBI Closes EB-5 Investigation; No Charges Brought

The FBI announced Monday it has closed its investigation into South Dakota's investment-for-visa program and the state's U.S. Attorney would not pursue any prosecution.

The program called EB-5 to recruit investment dollars from wealthy immigrants in exchange for easier entry into the U.S. came under scrutiny after the death of a former state official and allegations of financial misconduct.

The program and surrounding scandal were frequent talking points during South Dakota's U.S. Senate race last year, with now-U.S. Sen. Mike Rounds criticized by his opponents for his management of the program as governor.

[Read more](#)

Commercial Real Estate Executives Comment on Market Cycle, Expect Asset Values to Stabilize

A growing number of commercial real estate executives participating in The Real Estate Roundtable's latest quarterly "Sentiment Index" expect market conditions and prices to continue to stabilize over the next 12 to 24 months.

"Our Q2 2015 Sentiment Index shows that industry leaders acknowledge a significant recovery in markets throughout the country. How much of an upside is left in the current cycle is a reasonable question in an environment of very strong valuations, low interest rates and steady demand. When markets eventually stabilize from this growth curve, we hope national policies will be in place that will spur greater job creation and continue to foster an appropriate flow of investment into the real estate capital markets," said Roundtable CEO and President Jeffrey D. DeBoer.

[Read more](#)



US Officials Seek Business on Tour

A delegation from the US West is visiting China in an effort to attract more investment and businesses. Invited by the Chinese People's Association for Friendship with Foreign Countries, the delegation, composed of 11 policymakers and 11 business leaders, is on a 10-day tour of China from May 23 to June 3.

"The purpose of the trip is to build people-to-people proximity," Craig Young, former mayor of Yorba Linda, California, which is also the birthplace of President Richard Nixon, told China Daily on Monday in Beijing.

"We fear what we don't understand," Young said. "The way to overcome those is to spend time together. So more we know, more we understand and the less we fear."

They want to make sure that the Chinese understand that that they are welcoming China and the Chinese people.

"It is not only for tourism, but also to open up businesses," said Stavros S. Anthony, a Las Vegas city councilman.

[Read more](#)



Another Hearing Implicates Top Democrats in EB-5 Visa Corruption



Last week it was during a hearing before a federal court in Texas, this week it's from [a report by the Inspector General's Office](#). The Department of Homeland Security has found itself again in hot water as allegations surface that Citizen and Immigration Services' head, Ali Mayorkas, gave special treatment to friends and top Democrats with business holdings tied up in the controversial EB-5 "investor visa" program.

EB-5 projects managed by Virginia governor Terry McAuliffe, Hillary Clinton's brother Anthony Rodham, and several others, all reportedly received their investors' visa applications 'fast-tracked' in spite of strict agency rules and complaints from USCIS staff. Despite the IG report finding an 'appearance of preferential treatment,' Sec. Johnson's committed himself to defending his top lieutenant.

[Read more](#)

Port Developer Hears Charlotte's Concerns

A developer fielded questions Monday night in Charlotte about his plans to build a hotel and condominiums on what is now city-owned land at the Port of Rochester.

It quickly became clear that people concerned about the project wanted more answers than he could provide in a brief presentation at a Charlotte Community Association meeting at the Roger Robach Community Center.

Gregory Weykamp, principal of Edgewater Resources, said he will present several options for the design of his 10-story building to the city's Project Review Committee on Wednesday. After getting the city's feedback, Weykamp said he would return later to the community for more input and would attempt to recapture "the golden era of the resort here."

[Read more](#)



Phoenix-Based Charter Schools Grow Champions

Anthony Marquez was a common target of taunting and teasing by classmates in the third and fourth grade. "That was probably one of the things he struggled with and lacked confidence because of," his father, Eric, said of his oldest son.

But Anthony, now 18, and his parents soon found his respite at Champion Schools, a charter school in South Phoenix, AZ. There, under equal doses of compassion and the firm but understanding hand of teachers and coaches, Anthony immediately began to recalibrate his life and blossom into the young man he is now, his father said.

[Read more](#)



Cops Rip Bikini Bar Twin Peaks after Waco Biker Gang Shootout

Waco, Texas police warned Twin Peaks not to host 200 bikers before a shootout left nine dead and at least 18 injured.

Police helicopters hovered over the Waco, Texas, sports bar and above a scattering of knives, guns, and dead bodies in the parking lot. Surrounding streets were closed off as authorities prepared for more outlaws to converge on the city.

In the aftermath of Sunday's biker gang shootout, state and federal investigators were still making arrests and combing the bloody crime scene well into the night.

Earlier that day, about 200 bikers from at least five motorcycle gangs gathered at Twin Peaks, a restaurant known for its bikini-topped waitresses and, apparently, for its crew of motorcycle-riding regulars.

[Read more](#)

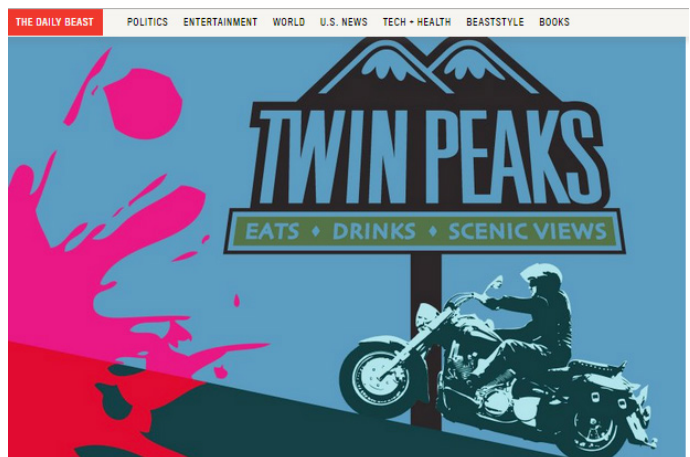


Photo Illustration by Emil Lendo/The Daily Beast

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Cops Rip Bikini Bar Twin Peaks After Waco Biker Gang Shootout

Waco, Texas police warned Twin Peaks not to host 200 bikers before a shootout left nine

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 - [Twin Peaks Cancels Franchise Pact for Waco Location](#)
 - [Twin Peaks Revokes Waco Restaurant's Franchise after Shootout](#)

Mount Snow's West Lake Snowmaking Project Kicks Off



Grabbing a shovel Friday afternoon, Gov. Peter Shumlin sent [Mount Snow's](#) latest snowmaking project into high gear.

"We are seeing more investment in our mountains," Shumlin said. "It all means jobs, out-of-staters coming to Vermont and falling in love, realizing they came to the Promised Land and wanting to stay here and wanting to raise their families and create more jobs."

The West Lake project is expected to enhance snowmaking operations. The new pond will make it possible to cover more trails with snow earlier in the season.

"The big deal is that this \$30 million means this mountain prospers in a climate change environment," said Shumlin. "That is huge for the (Deerfield) Valley."

[Read more](#)

Mandahl Project Dead, Lawsuit Lives On

Despite the governor's indication that the hotel development at Mandahl may not be moving forward, a pending lawsuit against the government to prevent the area from development is moving ahead.

A group of Mandahl residents and supporters filed suit against Gov. John deJongh Jr. in November, just two weeks after deJongh signed a 99-year lease agreement with developer Mandahl Bay Holdings.

The agreement would allow the developer to build a luxury resort, marina and condominium project in Mandahl Bay and the adjacent salt pond.

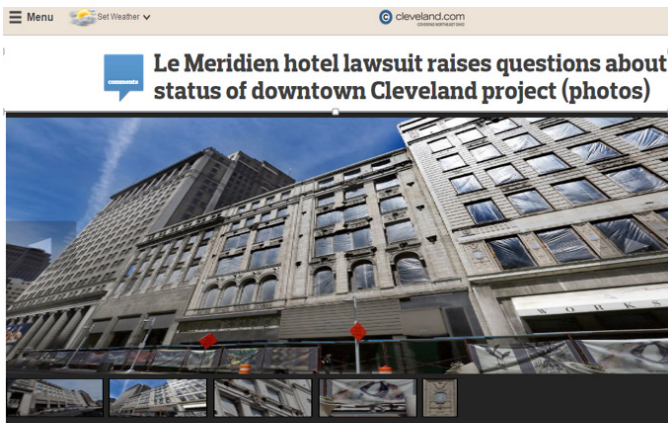
Multiple community groups have publicly opposed the project, and a recent site visit by a group of senators was met by dozens of community members who voiced strong opinions against the development of Mandahl Bay.

[Read more](#)

Related Post: [Mandahl Bay Holdings 'in Discussions' About Future of Project](#)



Le Meridien Hotel Lawsuit Raises Questions about Status of Downtown Cleveland Project



"We've just had a monumental battle," Steve Goodman, managing member of the development company behind the Le Meridien hotel, said of putting the project together. (Lynn Ischay/The Plain Dealer)
Michelle Jarboe McFee, The Plain Dealer

A group of local investors in the Le Meridien hotel project in downtown Cleveland has sued the developer, in a case that raises questions about the viability of a slow-going makeover on Euclid Avenue.

Seven East Side residents collectively put up \$900,000 for the project in 2011. Now they claim that their "investment in what they thought would be another world-class hotel in downtown Cleveland was nothing more than smoke and mirrors," according to an April 10 filing in Cuyahoga County Common Pleas Court.

The investors are lobbing allegations of misrepresentation and mismanagement at companies tied to a California developer, various project partners and a Beachwood businessman who amassed local money for the hotel. Their lawsuit names more than a dozen defendants, scattered across the country.

[Read more](#)

New Coliseum Plan Isn't Transformative

It's certainly possible that developer Bruce Ratner will get the financing, tax breaks, labor deals and town approvals he needs by August to renovate the Nassau Coliseum. It's possible he'll ink a deal with a minor league hockey team, and break ground in three months.

It's possible that in two years, there will be a renovated arena and new restaurants or a movie theater.

But we have our doubts.

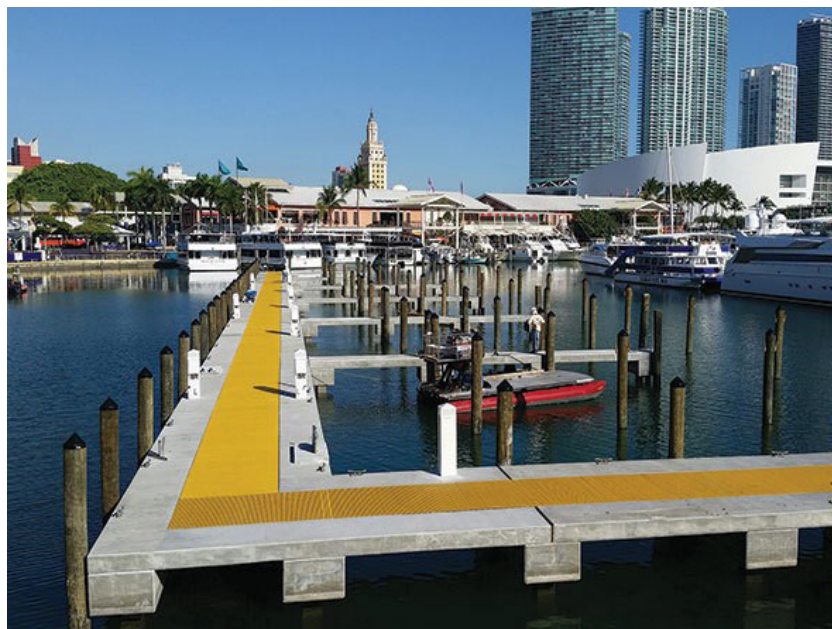
And even if it all happens the cheery end-of-story that Nassau County Executive Edward Mangano and Ratner are already writing will not be transformative. In all likelihood, the site would still have more surface parking spots than new jobs.

[Read more](#)



Artist's rendering of developer Bruce Ratner's plans for the Nassau Coliseum site. Photo Credit:

Skyrise Observation Tower Reshapes Bayfront



Workers are busy reshaping the area that shoots off the northern end of Bayfront Park to accommodate Mr. Berkowitz's dream project: the 1,000-foot [SkyRise Miami](#) observation tower and vertical adventure park.

Begun in 2014, the unique development has meant methodically reforming the edge of the city into Biscayne Bay in preparation for the massive foundation that must be constructed to hold SkyRise.

"Construction is proceeding well," Mr. Berkowitz told Miami Today this week.

The most recent changes resulted in another pier at the marina.

[Read more](#)

This Is the Largest Private Real Estate Project in U.S. History

The [Hudson Yards project](#), on Manhattan's west side, is the largest private real estate development in the U.S. Nothing of this scale has been done in New York City since Rockefeller Center was constructed in the 1930s.

Hudson Yards will create 17 million square feet of commercial, residential and retail development over a total of 28 acres with 5,000 new residences and 100 new shops. A new subway stop, a new public school and a new luxury hotel are also on the way. The first commercial tower — the 52-story Ten Hudson Yards — will open in early 2016. It will be home to major brands such as Coach, SAP and L'Oreal.

Now here's the catch: Most of the project is being built on a platform above an existing and fully operational train yard.

[Read more](#)

Atlantic Yards Rebrands as Pacific Park, Reveals Next Building

[Atlantic Yards](#) is shedding its past. In 2003, [Forest City Ratner](#) created the megaproject moniker when the developer announced its plans to build 16 towers and a new basketball arena over 22 acres in Brooklyn. Now, eleven years later, with the arena open, one tower rising, and a plan to fast track the remaining 15 buildings, Forest City is ditching its original name and rebranding the project as Pacific Park. In an interview Friday, Forest City CEO and President MaryAnne Gilmartin said that the new name coincides with a new phase of the project, with work moving “from pre-development to vertical.” While the development will forever be known as Atlantic Yards—there is a movie about it, after all—Pacific Park will be the new community that’s being built. Probably doesn’t hurt that a new name also sloughs off associations with past lawsuits, controversies over eminent domain, and visceral community opposition. Forest City is also bringing on a new architect, [COOKFOX](#).



[Read more](#)

Jobs Fund 10 - The Coliseum is Closed



Our most recent project, The Coliseum, located in the NoMa neighborhood of downtown Washington, D.C., is now fully subscribed. Thank you to everyone who helped make this project such a great success. As always, we will continue to keep our Limited Partners updated with the progress of construction. The picture above is a construction shot from inside the Coliseum.

[Read more](#)

Is LIGTT Legit?



An investor group with a unique financing scheme that involves a controversial federal immigration program and wealthy foreigners fronting money for a new deep-water port at the mouth of the Mississippi River in exchange for permanent U.S. residency says the government has now cleared the path for it to start work on the project.

Principals involved in the Louisiana International Gulf Transfer Terminal (LIGTT) have suggested in public statements that the \$1.3 billion Greenfield project is moving closer to fruition, when in fact it will take years under the best-case scenario to complete planning and obtain necessary approvals from regulatory authorities.

[Read more](#)

PhoenixMart: Council Approves Revisions

The huge PhoenixMart development took another step forward Monday in its long journey to becoming reality with the City Council's approval of an amendment to the planned area development.

The development originally was approved by the council in 2012. However, the developer of the wholesale marketplace, [AZ Sourcing](#), requested a number of changes be made including minor ones to landscaping and changing the overall name from PhoenixMart PAD to NALTEC (PhoenixMart) PAD. Other changes included the reduction of residential units from 993 to 855 and a change in one of the buildings to allow for a mixed commercial and residential use.



"PhoenixMart is evolving and moving forward," Paul Tice, director of planning and development for the city, told council members before starting his presentation.

[Read more](#)

Governor Shumlin to Attend Ground-Breaking Ceremony for Mount Snow's West Lake Water Project

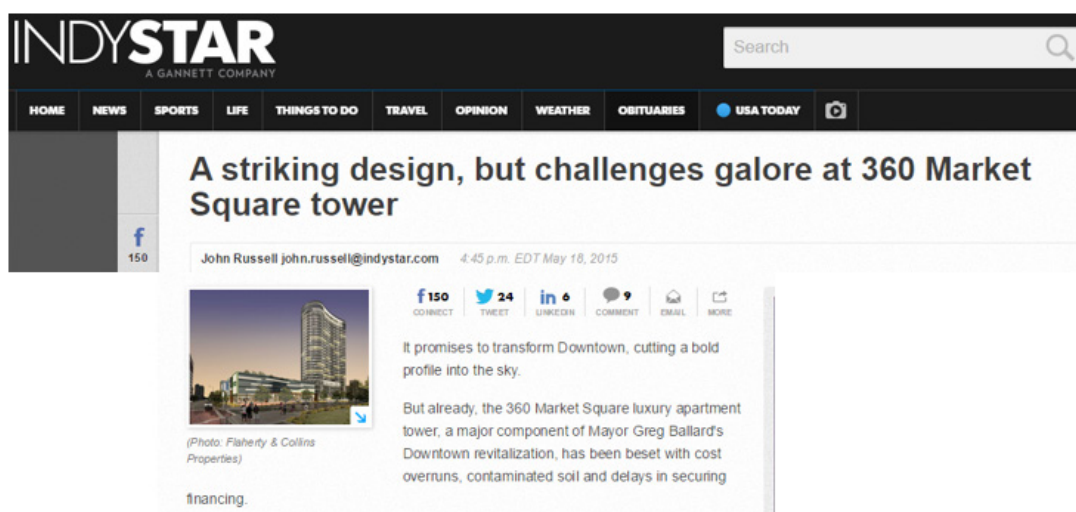
Management Highlights EB-5 Funding Program on Track

Peak Resorts, Inc. announced that Vermont Governor Peter Shumlin and other state officials are joining the company on May 29 at the ground-breaking ceremony for the company's previously announced West Lake Project. The public is invited to attend.

The project, which is the initial stage in a larger development plan at the company's Mount Snow ski resort in West Dover, Vermont, will create a new water reservoir to significantly expand snowmaking capabilities at Mount Snow for the 2016-17 ski season.

[Read more](#)

A Striking Design, But Challenges Galore At 360 Market Square Tower



It promises to transform Downtown, cutting a bold profile into the sky.

But already, the 360 Market Square luxury apartment tower, a major component of Mayor Greg Ballard's Downtown revitalization, has been beset with cost overruns, contaminated soil and delays in securing financing.

And the developer, [Flaherty & Collins](#) acknowledges that controlling costs for this marquee project will continue to be a major challenge. The initial estimate of \$81 million already has soared about 50 percent to \$121 million.

It's a bumpy start for a project that won praise for its daring design and ambitious engineering.

[Read more](#)

Marquette University to Occupy Office Space in Global Water Center

The university has recently unveiled its design plan for the sixth-floor space, where they look to begin construction this summer. The 8,000 square foot space will provide lab areas, core facilities to support research, offices and open work stations, and space for collaboration and conferencing.

The project is set to be completed late this year.

[Read more](#)

Nassau Must Be Wary About Plans for Coliseum



Having watched Bruce Ratner build the Barclays Center in Brooklyn and wrangle the real estate project around it, it's alarming how deferentially many Nassau County officials treat the developer whose team will renovate the [Coliseum](#).

The Barclays Center, however suite-filled and transit-accessible, is hardly the unblemished success that Ratner's team touts. The developer is installing a new

green roof partly to tamp down the bass that escapes during certain concerts -- leading the arena to be fined by the city. Barclays' seemingly stellar revenues mask high operating expenses. Forest City Ratner recently reduced profit projections for the arena from \$70 million annually to \$55 million.

[Read more](#)

Orchard Park Wins Community of the Year at 2015 BIA Bay Area Excellence in Home Building Awards

Last Friday, April 24 during an evening celebrated by the Bay Area's most distinguished builders and developers, [The New Home Company](#) (NEW HOME) (NYSE: NWHM) won Community of the Year for its [Orchard Park](#) master plan in San Jose at the Bay Area Building Industry Association's (BIA) Excellence in Home Building Awards.

Since opening in late 2014, Orchard Park has emerged as one of the best-selling communities in the Silicon Valley, the tech capital of the world, recently surpassing 100 homes sold. Based on this success, NEW HOME's Sherri Pope was also honored as Sales Director of the Year.

[Read more](#)



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Residence Inn by Marriott Flagler Station Groundbreaking – 3.4.14

by RACHEL MAZANEC MARCH 11, 2015

Driftwood Hospitality Management broke ground on its first-ever EB-5 project, the \$22.2 million Residence Inn by Marriott Flagler Station, located in the heart of Miami's thriving Flagler Station Business Park on Wednesday, March 4. The ceremony will feature remarks from Driftwood Hospitality's executive team, as well as a representative from Ocean Bank.



Residence Inn by Marriott Flagler Station Ground-breaking – 3.4.14.

Driftwood Hospitality Management broke ground on its first-ever EB-5 project, the \$22.2 million Residence Inn by Marriott Flagler Station, located in the heart of Miami's thriving Flagler Station Business Park on Wednesday, March 4, 2014. The ceremony will feature remarks from Driftwood Hospitality's executive team, as well as a representative from Ocean Bank.

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BERTONI GELATO CAFFÈS



and quality craftsmanship of
Bertoni family's gelato



Regional Center: [US Green Card LLC](#)

SILVER MEMORY CARE, INC.



Regional Center: [Chicagoland Foreign Investment Group \(CFIG\) Regional Center](#)

IRONSTATE NAVY PIER



Regional Center: [New York Immigration Fund, LLC](#)

CROWNE PLAZA



Agent: [Cansine](#)

1 HOTEL CENTRAL PARK



Regional Center: [New York Immigration Fund, LLC](#)

REMSEN APARTMENT



Regional Center: [New York Immigration Fund, LLC](#)

LIVINGSTON APARTMENT



Regional Center: [New York Immigration Fund, LLC](#)

MAJESTIC HOTEL



Regional Center: [North Texas EB-5 Regional Center](#)

LAKESIDE LOFTS



Regional Center: [North Texas EB-5 Regional Center](#)

KELLER SPRING LOFTS



Regional Center: [North Texas EB-5 Regional Center](#)

THREE HICKORY CENTRE



Regional Center: [North Texas EB-5 Regional Center](#)

STRONGSTEEL OF ALABAMA



Regional Center: [America's Center for Foreign Investment, LLC](#)

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PAYMENT SYSTEM CENTRAL



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HOMEWOOD MANOR SENIOR LIVING



Regional Center:
[America's Center for Foreign Investment, LLC](#)

ATLANTIC YARDS III / PACIFIC PARK



Regional Center: [U.S. Immigration Fund - NY](#)

PORTLAND HILTON CANOPY



Regional Center: [EB5 Capital](#)

PHOENIXMART, CASA GRANDE



Developer Name: [AZ Sourcing](#)

SOUTH BISCAYNE AT NORTH PORT



Regional Center: [Omega Florida Regional Center](#)

SARASOTA EAST AT
CHURCH OF HOPE



Regional Center: [Omega Florida Regional Center](#)

MARRIOTT MILWAUKEE HOTEL



Regional Center: [FirstPathway Partners](#)

DELTAHAWK DIESEL ENGINES



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ALOFT HOTEL MILWAUKEE



Regional Center: [FirstPathway Partners](#)

FIRST EDGE SOLUTIONS



Regional Center: [FirstPathway Partners](#)

UWM REAL ESTATE FOUNDATION



Regional Center: [FirstPathway Partners](#)

GLOBAL WATER CENTER



Regional Center: [FirstPathway Partners](#)

ERIK BUELL RACING



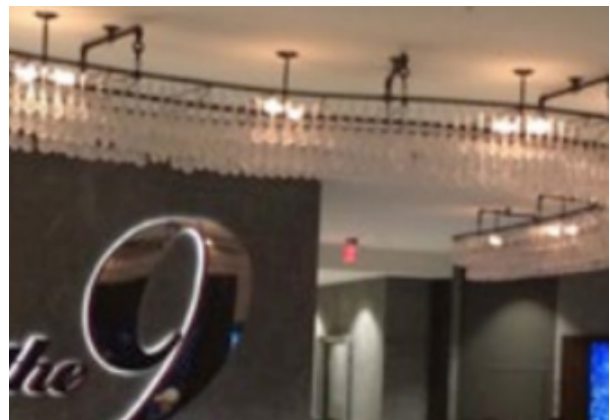
Regional Center: [FirstPathway Partners](#)

ORCHARD PARK



Regional Center: [CMB Export, LLC](#)

NINTH & EUCLID PROJECT



Regional Center: [Cleveland International Fund, Ltd](#)

RESIDENCE INN BY MARRIOTT FLAGLER STATION



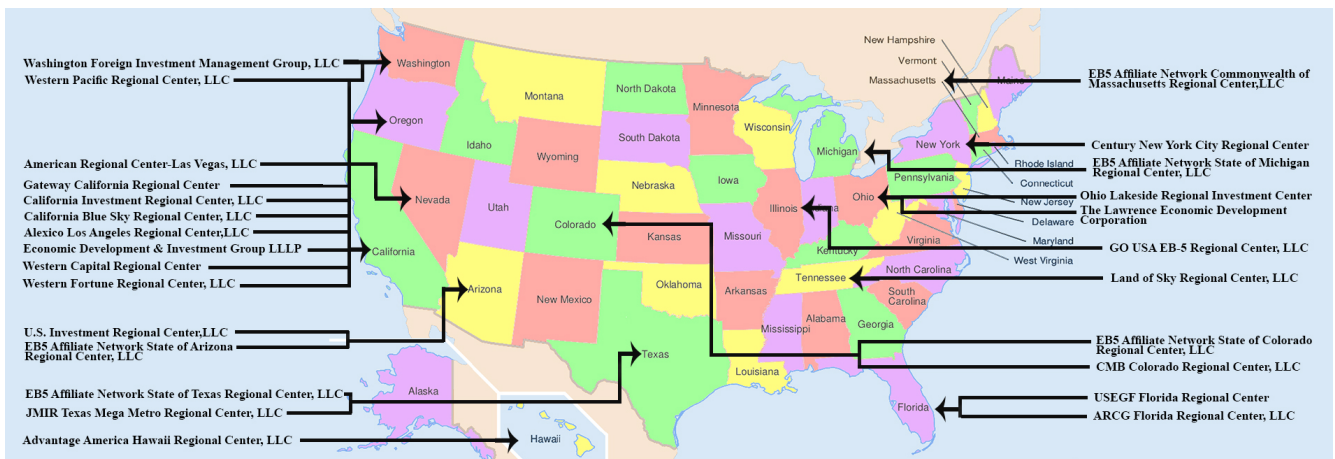
Developer Name: [Driftwood Hospitality Management](#)

CANOPY BY HILTON IN WEST PALM BEACH



Developer Name: [Driftwood Hospitality Management](#)

Regional Centers



Regional Centers approved in the Month of May 2015



[View all the New York EB-5 Projects on our Mapping App](#)

JDVisa



嘉德移民
Guardian Immigration

KUNPENG International



COOKFOX



Updike, Kelly & Spellacy, P.C.



ABK Venture Group



The Durst Organization



Encubate Business & Immigration
Advocates



AZ Sourcing



Berkowitz Development Group



Greenland Group



Omega Communities



Forest City



Flaherty & Collins Properties



[Robert Roe](#)



[Bassel Zoueiter](#)



[Henry Liebman](#)



[Jason Pugh](#)



[Ryan Bodine](#)



[Abteen Vaziri](#)



[Dana R. Bucin](#)



[Jack Yang](#)



[Matthew Sheldon](#)



[Angel Taveras](#)



- [Can a single family housing development of 100 to 140 homes qualify for an EB 5 Investment?](#)
- [Are there any applications that are non-infrastructure or real estate related? - 3rd April, 2013](#)
- [Are two I 924 A s required during sale of Regional Center? - 26th Feb, 2014](#)
- [As an overseas agent/broker to what extent is one allowed to have an office to conduct operations in the US - 3rd April, 2013](#)
- [Can the jobs created out of bridge finance be applied to I 526 to be filed? - 26th Feb 2014](#)
- [Can you get an exemplar I 924 filing in case where a state doesn't issue TEA letter without RC approval - 26th Feb 2014](#)
- [Does a Regional Center application seeking approval based on hypothetical projects require economic analysis with verifiable details? - 26th Feb, 2014](#)
- [How is contiguous area determined with respect to Regional Center geographical area? - 26th Feb 2014](#)
- [If all the promotion and sales of an investment is done overseas, is US brokers license required? - 3rd April, 2013.](#)
- [Is the information collected from I 924 A still used for research analysis for compiling statistics - 26th Feb 2014](#)
- [Question about action taken when Securities law violation is found in a Regional Center - 16th Oct, 2012](#)
- [Question about investment company Act, safe harbor issue , Reg S and Reg D - 3rd April, 2013](#)
- [Question asked by Edward Beshara regarding processing time of Regional Center Approval - 16th Oct, 2012](#)
- [Question concerning Supreme Court's Morrison decision - 3rd April, 2013](#)
- [Question on amendment of statute of designation process of a Regional Center - 16th Oct, 2012](#)
- [Question on approval of projected jobs with respect to hospitality and tourism sectors - 16th Oct, 2012](#)
- [Question on attorney exclusion and how it would affect immigration attorneys and their offices - 3rd April, 2013](#)
- [Question on determining a new company formed after Nov 29, 1990 as a new commercial enterprise- 26th Feb, 2014](#)
- [Question on non-communication of specific policy with regard to Regional Centers submitting amendments - 16th Oct, 2012](#)
- [Question on offshore broker/dealers setting up offices in the US and soliciting issuers - 3rd April, 2013](#)
- [Question on potential new regulations under the Jobs act - 3rd April, 2013](#)
- [Question on processing time for Regional Center and status check - 16th Oct, 2012](#)
- [Question on redeeming the investment by the developer/general partner - 26th Feb, 2014](#)
- [Question on sustaining investment and the implications - 16th Oct, 2012](#)
- [Question on the USCIS approval for project which doesn't have enough information to file exemplar I 526 - 26th Feb, 2014](#)
- [Question on time for adjudication of Exemplar petition for shovel ready project - 16th Oct, 2012](#)
- [Question on USCIS deference policy - 16th Oct, 2012](#)
- [Question regarding clarification on sale of Regional Center - 26th Feb, 2014](#)
- [Question regarding guest expenditure - 26th Feb, 2014](#)
- [Question regarding investment and the related job creation - 16th Oct, 2012](#)
- [Question regarding investment dealing with bank notes bought directly from the bank. - 3rd April, 2013](#)
- [Question regarding maintaining investment for I 829 purposes - 26th Feb 2014](#)
- [Question regarding material change/error issue with respect to deference policy](#)
- [Question regarding obsolete TEA letters - 26th Feb, 2014](#)
- [Question regarding operation of Regional Center out of its approved geographic area - 26th Feb, 2014](#)
- [Question regarding solicitation by the agents abroad for the EB-5 projects - 3rd April, 2013](#)
- [Question regarding tenant occupancy - market analysis specific to tenant - 26th Feb, 2014](#)
- [Question related to evidence of source of income - 26th Feb, 2014](#)
- [What is an objective mistake of fact or law that eliminates deference? - 26th Feb, 2014](#)
- [What is the standard for determining the geographic range of a Regional Center? - 26th Feb, 2014](#)
- [What limits on bridge financing should investors know about? - 26th Feb, 2014](#)
- [Will USCIS accept a TEA constructed from an aggregation of census tracts using the prescribed Bureau of Labor Statistics methodology from the individual investor? - 26th Feb, 2014](#)

GLOBAL CITIZENSHIP SEMINAR



FREE EB-5 WEBINAR



USCIS INVITATION: EB-5 INTERACTIVE SERIES: EXPENSES THAT ARE INCLUDABLE
(OR EXCLUDABLE) FOR JOB CREATION, 06/04/2015

U.S. Department of Homeland Security
U.S. Citizenship and Immigration Services
Customer Service and Public Engagement
Directorate (MS 2260)



**U.S. Citizenship
and Immigration
Services**

A GUIDE TO EB-5 FINANCING - REAL ESTATE CONSIDERATIONS, PRACTICAL STEPS
TO FOLLOW, AND EFFECTIVE MARKETING TOOLS

ARNSTEIN & LEHR LLP
Accomplished lawyers who understand your goals.

CASE ON CANAM ENTERPRISES ALL ABOARD FLORIDA EB-5 PROJECT

Plaintiff

Defendant

INDIAN RIVER AND MARTIN COUNTIES



Date: March 31, 2015

Case: Indian River and Martin counties Vs All Aboard Florida rail project

Jurisdiction: District

Status: Pending

Civil / Criminal: Civil

Cause(s) of Action:

Arbitrary and capricious action/decision making

Description:

A U.S. District Court judge today is expected to hear arguments over the issuance of \$1.75 billion in tax-exempt bonds for All Aboard Florida.

Indian River and Martin counties have asked Judge Christopher R. Cooper to temporarily block the “clearly unlawful” bonds which would fund most of All Aboard Florida’s \$3 billion, Miami-to-Orlando passenger-rail project,

All Aboard Florida and its co-defendant, the U.S. Department of Transportation, which in December gave preliminary approval to bond issuance, violated environmental laws by moving forward without receiving final federal approval, according to Indian River and Martin counties.

Please read more at: <https://eb5projects.com/litigations/5-case-on-canam-enterprises-all-aboard-florida-eb-5-project>

SELLING SECURITIES BEFORE REGIONAL CENTER DESIGNATION - USA NOW

Plaintiff



UNITED STATES SECURITIES AND
EXCHANGE COMMISSION

Defendant

USA NOW REGIONAL CENTER, LLC

Date: October 01, 2013

Case: SEC v. Marco A. Ramirez, et al.

Jurisdiction: Texas

Status: Resolved

Civil / Criminal: Civil

Cause(s) of Action:

Due process violations

Description:

In the case, SEC v. Marco A. Ramirez, et al., the SEC and USCIS worked together to stop an alleged investment scam in which the SEC claims that the defendants, including the USA Now regional center, falsely promised investors a 5% return on their investment and an opportunity to obtain an EB-5 visa. The promoters allegedly started soliciting investors before USCIS had designated the business as a regional center.

Please read more at: <https://eb5projects.com/litigations/4-selling-securities-before-regional-center-designation-usa-now>

FRAUD AT CHICAGO CONVENTION CENTER EB-5 PROJECT

Plaintiff



UNITED STATES SECURITIES AND
EXCHANGE COMMISSION

Defendant

INTERCONTINENTAL REGIONAL CENTER
TRUST OF CHICAGO

Date: February 06, 2013

Case: SEC v. A Chicago Convention Center, et al.

Jurisdiction: Illinois

Status: Resolved

Civil / Criminal: Civil

Cause(s) of Action:

Arbitrary and capricious action/decision making

Description:

In another case, SEC v. A Chicago Convention Center, et al., the SEC and USCIS coordinated to halt an alleged \$156 million investment fraud. The SEC alleged that an individual and his companies used false and misleading information to solicit investors in the “World’s First Zero Carbon Emission Platinum LEED certified” hotel and conference center in Chicago, including falsely claiming that the business had acquired all necessary building permits and that the project was backed by several major hotel chains.

Please read more at: <https://eb5projects.com/litigations/3-fraud-at-chicago-convention-center-eb-5-project>



EB-5
INVESTMENTS
THE EB-5 VISA INVESTMENT MARKETPLACE

*"The Source for Information on EB-5 Visa Investments.
Inform your clients, protect your practice."*

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