



2009 BROWARD ALLIANCE DEVELOPMENT CONFERENCE



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Principal

Larry J. Behar, P.A.

U.S. Immigration Law

Instructions to Prospective Sponsors for Creation of Regional Centers

Larry Behar, P.A.
U.S. Immigration Attorneys at law

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- Select a multi phase commercial project;

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- Ensure that the value of the Regional Center (RC) application is greater than \$100 million for it to be cost effective;

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- Ensure that the project in the region can generate ten(10) U.S. jobs directly or indirectly;

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- Assess unemployment levels in the geographic region of the project;
 - Review unemployment statistics in census tract and county;

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- Gather all financial records and marketing materials to date for review by counsel;

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- Establish a good relationship with an international banking concern for escrow purposes;

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- Establish a good network of referral sources for foreign investors;

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- Harness a team of experts within the organization to bring their expertise to the project;

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- Review all charts related to the EB-5 program and become familiar with its terminology, strengths and limitations;

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- Fully discuss with counsel the benefits and obligations of the EB-5 program, including pending Congressional legislation;

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- Advance send aerials, summaries and business plans of the project as well as the organizational chart of existing team members;

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- Request draft agreements for the submission of the regional center application, the investor legal representation for immigrant visa, the marketing plan and compliance for the regional center;

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- Review all content of the draft agreements and comment thereon if necessary;
 - Establish the number of investors needed for the project;
 - Establish a working name for the project;

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- Execute all agreements and effect fee payments on a timely basis;
 - Review payment schedule for team participants;

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- Arrange for team meetings to organize Regional Center submission;
 - Deploy all phases for establishment of the regional center and marketing to investors simultaneously and seamlessly;

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- Arrange for initial market test of investor interest domestically and internationally;
 - Assess any internal limitations;
 - Establish working marketing budget;

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- For Regional Center submission, ensure participation in business plan, immigration documents, SEC documents, marketing plan and economic analysis (four months);

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- Ensure that all immigration submission documentation are prepared on a timely basis;

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- Await decision from USCIS and RCD but prepare marketing structure in the interim;

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