

2A: Innovative Private Funding & New Tools for Site Development

Gary Friedland- EB-5 Visa:

\$500,000 must be invested in US Business. Real Estate Developments are more common. Job creation is the most important factor to get qualified, within 2,5 years job creation has to happen. 80% comes from China in USA Real Estate. Their focus is to choose safe projects. 10,000 visas available.

Dan French: Brownfield Listings

Redevelopment Hub where all can gather and share info on national level. It will have embedded tagging options for different conditions of Brownfield, much easier way to market and find the brownfields on sale.

ROI is higher in Brownfields due to low interest rate. “Redevelopment is the new norm”

Charlie (Economic Development Advisor)

Mission: Take Every other Money to Brownfield. People figured out green can be profitable, IMCP help communities to take advantage of such brownfield investments (Dozen in May, focusing on manufacturing) Tax incentives will get private investors to invest in brownfield more likely.

Barry: Crowdfunding

Generally, it is restricted to accredited Investors. Example of Crowdfunding Sites: Reality Mobile, Fundrise , Prodegee, Hitch of Land etc,.

Questions

Gary:

The Largest EB-5- Private: South Lawren Transportation System from Orlando to Miami: 300 million (600 investors from China)

What about mid- size developments? – 3500 Visas Available, it limits midsize development, and bigger projects make it easier for investors to sell, and migration agents have certain thresholds. Program sunsets in every 3 years, since it’s popular and creates jobs.

Dan:

The website is in beta test now, will go public this summer, collecting data and supporting EPA’s Brownfield Project. Free for Sellers, 9.99 month for premium contents, marketing nationally.