



U.S. Citizenship  
and Immigration  
Services

DATE: **SEP 27 2011**

Mike Perez, President and Chief Executive Officer  
McAllen EB-5 Regional Center, LLC  
1300 Houston Avenue  
McAllen, TX 78501

Application: Request for Designation as a Regional Center  
Applicant(s): Mike Perez, President and Chief Executive Officer  
  
Re: McAllen EB-5 Regional Center  
RCW 10 319 10072 / ID 10 319 10072 / formerly W09002710

Pursuant to Section 610 of the Appropriations Act of 1993, as amended, on October 15, 2010, Mike R. Perez submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the McAllen EB-5 Regional Center.

USCIS hereby designates McAllen EB-5 Regional Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

**GEOGRAPHIC AREA:**

The McAllen EB-5 Regional Center shall have a geographic scope which includes the Texas County of Hidalgo.

**FOCUS OF INVESTMENT ACTIVITY:**

As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activity: equity investments to job creating enterprises located within the proposed bounds of the Regional Center.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises in the following 12 target industry economic categories:

- |                 |  |
|-----------------|--|
| 1. NAICS 236210 | Industrial Building Construction               |
| 2. NAICS 339999 | Miscellaneous Manufacturing                    |
| 3. NAICS 115114 | Post Harvest Crop Activities                   |
| 4. NAICS 424480 | Fresh Fruit and Vegetable Merchant Wholesalers |
| 5. NAICS 420000 | Wholesale Trade                                |
| 6. NAICS 333298 | Industrial Machinery Manufacturing             |

7. NAICS 236220	Commercial and Institutional Building Construction
8. NAICS 721110	Hotels (Except Casino Hotels) and Motels
9. NAICS 237130	Power and Communication Line Construction
10. NAICS 562213	Solid Waste Combustors and Incinerators
11. NAICS 44	Retail Trade
12. NAICS 531120	Leasers of Non-residential Buildings

Note: If any investment opportunities arise that are beyond the scope of the approved industry categories, then an amendment would be required to add that category.

Aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for capital investments in new commercial enterprises located within and affiliated with the approved Regional Center area.

For any alien requesting the reduced threshold of \$500,000 based upon an investment in a Targeted Employment area, the alien must establish at the time of filing of the I-526 petition that either the investment will be made in a TEA designated area or was made in a TEA designated area at the time of the alien's initial investment into the enterprise.

#### EMPLOYMENT CREATION

The economic model is RIMS II. Immigrant investors who file petitions for capital investments in new commercial enterprises located within and affiliated with the Regional Center area must fulfill all of the requirements set forth in INA 203(b)(5), 8 CFR 204.6, and 8 CFR 216.6, except that the petition need not show that the new commercial enterprises created ten new jobs directly as a result of the immigrant investor's investment. The determination whether the alien investor has met the job creation requirements will be established by a review of the required initial evidence at 8 CFR 204.6(j) and 8 CFR 216.6(a)(4) for the Form I-526 and Form I-829 petitions, respectively. The capital investment and job creation activities outlined in the individual petitions must fall within the bounds of the final economic analysis that is contained as part of the approved Regional Center proposal and its indirect job creation model and multipliers contained within the final approved Regional Center application package. The immigrant investor must show at the time of removal of conditions that they performed the activities described in Form I-526 petition, and the activities must be based on the approved regional center methodology for demonstrating job creation.

In addition, where job creation is claimed based on multipliers rooted in project expenditures (construction and equipment), revenue generated by businesses, operational expenses, floor/office space occupied by businesses or lease improvements, the immigrant investor's individual I-526 petition affiliated with your Regional Center, should include as supporting evidence:

- A comprehensive detailed business plan with supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of indirect and/or induced jobs to be achieved/realized within two years pursuant to 8 CFR 204.6(j)(4)(B) and reasonable methodologies pursuant to 8 CFR 204.6(m)(7)(ii).

An alien investor's I-829 petition to remove the conditions which was based on an I-526 petition approval that involved the creation of new indirect jobs based on multipliers tied to job creation inputs such as project expenditures (construction and equipment), revenue generated by businesses, operational expenses, floor/office space occupied by businesses or lease improvements, needs to be supported by evidence. Such evidence may include reasonable methodologies like multiplier tables, feasibility studies, and other economically or statistically valid forecasting devices which indicate the likelihood that the alien's investment has resulted in increased employment.



McAllen EB-5 Regional Center / RCW 10 319 10072 / ID 10 319 10072 / formerly W9002710  
Page 4

If you have any questions concerning the Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at [USCIS.ImmigrantInvestorProgram@dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@dhs.gov).

Sincerely,



Rosemary Langley Melville  
Director  
California Service Center

cc: Ignacio A. Donoso, Esq.