MEMORANDUM

Agenda Item No. 11(A)(2)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	November 3, 2015
FROM:	Abigail Price-Williams County Attorney	**SUBJECT:**	Resolution waiving Administrative Rules for Economic Development Fund Project 124 of Building Better Communities General Obligation Bond Program, approving allocation, subject to recapture, of up to $1,500,000.00 from Building Better Communities General Obligation Bond Program Project No. 124 to NKMIA LLC to fund Naeem Khan Project

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 3, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(2)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 11(A)(2)

11-3-15

RESOLUTION NO. _____

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM, APPROVING ALLOCATION, SUBJECT TO RECAPTURE, OF UP TO $1,500,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 124 TO NKMIA LLC TO FUND NAEEM KHAN PROJECT, AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF A GRANT AGREEMENT WITH NKMIA LLC PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT FOR CONSIDERATION BY BOARD

WHEREAS, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 124 – Economic Development Fund ("Project 124") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

WHEREAS, the goal of Project 124 is to encourage private sector development through public infrastructure investments that will create jobs and cause economic development which will have long term benefits to the community; and

WHEREAS, this Board previously approved a lease agreement between the County and NKMIA LLC pursuant to which, in exchange for the right to lease the property with an option to purchase upon which to build the Naeem Khan Project, NKMIA LLC agreed to certain minimum development conditions, including hiring 50 full-time (or full-time equivalent) employees who reside in the County with an average salary of $50,000.00; and

WHEREAS, on August 3rd, 2015, NKMIA LLC submitted an application for Project 124 funding, a copy of which is attached to this resolution as Exhibit A, for funding public infrastructure costs associated with the construction of a state-of-the-art manufacturing facility and the global headquarters for Naeem Khan (the "Naeem Khan Project"); and

WHEREAS, this Board has previously allocated the entire Project 124 funds to other infrastructure projects, subject to the negotiation by the County Mayor or County Mayor's designee (the "County Mayor"), in accordance with Resolution No. R-123-15, of a Grant Agreement or Interlocal Agreement to be presented to this Board for approval; and

WHEREAS, in the event that the County Mayor is unable to successfully negotiate a Grant Agreement or Interlocal Agreement and/or this Board does not approve the award of the Project 124 funds to one or more of the proposed Project 124 grant recipients to whom the Project 124 funds have been allocated, such funds will be recaptured and be available for re-allocation to other eligible Project 124 projects (the "Recaptured Funds"); and

WHEREAS, in the event that Recaptured Funds become available for re-allocation, this Board wishes to prioritize and approve an allocation of up to $1,500,000.00 from Project 124 to NKMIA LLC for the funding of public infrastructure costs for the Naeem Khan Project in accordance with the administrative rules of the Bond Program (the "Administrative Rules") such that NKMIA LLC shall be next in line to receive any Project 124 Recaptured Funds; and

WHEREAS, the individual Grant Agreement between the County and NKMIA LLC shall be submitted to the Board for approval in the future; and

WHEREAS, this Board wishes to waive the requirement, established in Resolution No. R-668-10 and set forth in the Administrative Rules, for NKMIA LLC that Project 124 allocations be made to projects with a minimum value of $10,000,000.00,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated in this Resolution.

Section 2. The requirement in the Administrative Rules that each Project 124 allocation be a minimum of $10,000,000.00 is waived for NKMIA LLC with regard to the Naeem Khan Project and, an allocation, subject to the availability of Recaptured Funds, of up to $1,500,000.00 from Project 124 to NKMIA LLC for the Naeem Khan Project is approved.

Section 3. The County will reallocate Recaptured Funds to projects in the order in which projects are allocated Project 124 Funds (i.e. the oldest allocation will receive Recaptured Funds first). Recaptured Funds shall be allocated to the Naeem Khan Project as such Recaptured Funds becomes available until such project is fully funded in the amount of the allocation approved by this Board.

Section 4. If and when any Recaptured Funds become available, the County Mayor is directed to negotiate, in accordance with Resolution No. R-123-15, the terms of a Grant Agreement with NKMIA LLC pursuant to the Administrative Rules. The County Mayor shall prepare and present a Grant Agreement to this Board for its consideration, provided, however, if the County Mayor is unable to successfully negotiate the terms of such Grant Agreement within the time period contemplated in Resolution No. R-123-15 which period shall commence on the date any Recaptured Funds for which the Naeem Khan Project is eligible becomes available, a

report detailing the status of the negotiations shall be presented to this Board instead and the County Mayor shall place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. It was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JRA

Juliette R. Antoine

Economic Development Fund

Building Better Communities
General Obligation Bond Program

EDF General Project Overview

Naeem Khan

Project Title

NKMIA, LLC

Name of Business

8-3-15

Date Submitted

After review of this *Project Overview* the Office of Economic Development and International Trade may request additional information including a business plan containing a market assessment, financial proformas, and development site plans. The submission of this project overview does not guarantee funding.

Jack Osterholt, Director
Regulatory and Economic Resources Department
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, SUITE 1900
MIAMI, FLORIDA 33128
Telephone (305) 375-1254 Fax (305) 679-7895
www.miamidade.gov/oedit

MIAMI-DADE COUNTY

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW

1. BUSINESS INFORMATION

A. **Name of Business Unit:** NKMIA, LLC

B. **Mailing Address:** 260 West 36th Street, 10th Floor
Street Address

New York | NY | 10018
City | *State* | *Zip Code*

C. **Primary Contact Person of Parent Company (if applicable):**
Barbara Gomez

D. **Title:** Project Manager

Mailing Address: 301 Almeria Avenue, Suite 360
Street Address

Coral Gables | Florida | 33134
City | *State* | *Zip Code*

Telephone: (305) 698-6431 **Fax:** (305) 260-6265

Email: BGomez@RedVgroup.com **Website:**

E. **Federal Employer Identification Number:** 47-2024103

F. **Unemployment Compensation Number:** 3297169

G. **Florida Sales Tax Registration Number:** 23-8016761084-2

H. **What is the business's tax year?** (ex: Jan 1 to Dec 31): Jan 1 to Dec 31

I. **Is this business an active and duly registered for-profit Florida corporation?**
Yes [x] No [ ] If no, please explain:

Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.
Minority Owned Business [ ] Woman Owned Business [ ] Privately Owned Business [x]
Publicly Owned Business [ ] None [ ]

Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?
Yes [ ] No [x]

J. **Will the business requesting grant funds own or lease the property where the project will be located?**
Own [ ] Lease [x] (Note: Provide a copy of the deed showing ownership or a copy of the lease.)

K. **If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s).** N/A

2. PROJECT OVERVIEW

A. **Which of the following best describes this business[1]:**
[x] New business unit to Miami-Dade County creating jobs.
[ ] Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.
(If an expansion, how many jobs are currently in the expanding business unit?)
[ ] Developer building new construction for business _____ (name of the company) that will be creating _____ jobs.

[1] Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.

B. **How many individuals are employed at all Florida locations? (FTE[2])**
0

C. **Are any jobs being transferred from other Florida locations?** _____
Yes ☐ No ☒ If yes, how many jobs and from where? _____
Why are these jobs being transferred? _____

D. **Project Location Information:**

(i) What is the project's proposed location address:
1175 NW South River Drive
Street Address
Miami | FL | 33136
City | *State* | *Zip Code*

(ii) What is the project's current location address (if different):
260 West 36 Street, 10th Floor
Street Address
New York | NY | 10018
City | *State* | *Zip Code*

(iii) Is the project location within a current or proposed Brownfield site / area?
Yes ☒ No ☐ If yes, attach a copy of the official document designating the Brownfield area.
(Please see Tab 5)

(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?
Yes ☒ No ☐ If yes, which zone? Central (Please see Tab 5 for the Location Maps)

E. **Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)**
Please see Tab 2, Page 7

F. **Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.**
Please see Tab 2, Page 8

G. **Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.)** Please see Tab 6

H. **What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County?** (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)
92% Explain, if necessary: _____

[2] An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.

3. JOB AND WAGE OVERVIEW

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits?

Occupation	Avg Wage	Avg Benefits	Year 2018	Year 2019	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist	$	$						
Research Tech.								
Senior Mgmt	$110,000	TBD	1		2			
Admin. Support	$65,000	TBD	1		2			
Production Wrkrs	$45,000	TBD	8	35				
Other(Design Suppor	$60,000	TBD	1					

Jobs created, continued

Occupation	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Employees are entitled to a 50% split of health insurance paid, two weeks paid vacation and five sick days

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) N/A (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System – NAICS.): _____

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities:

Business Unit Activities	NAICS Code	% of Project Revenues (total = 100%)	Annualized Wages Total ($)
Manufacture women's eveningwear	3154240	96 %	$ 45,000
Design women's eveningwear	541490	2%	$ 200,000
Distribute women's eveningwear	424330	2 %	$ 55,000

4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upg rading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs).

B. List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project: (Attach separate schedule if investment will be made over more than five years)

	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019
Land	$ 29,000	$29,000	$ 29,000	$ 69,000	$ 69,000
New Construction (excl. public infrastructure)	$ 3,000,000	$ 3,500,000	$ 2,000,000	$ 500,000	$
Building Renovations	$	$	$	$	$
Manufacturing Equipment	$	$	$300,000	$ 100,000	$ 100,000
R & D Equipment	$	$	$	$ 100,000	$ 100,000
Other Equipment (computer equipment, office furniture, etc)	$	$	$	$ 200,000	$ 100,000
Total Capital Investment	$ 3,029,000	$3,529,000	$2,329,000	$969,000	$869,000

C. **What is the estimated square footage of the new or expanded facility?** 30,000 SQFT
D. **What is the deadline to make the location decision (date)?** N/A
E. **What is the anticipated date that construction will begin?** Fall 2015
F. **What is the anticipated construction completion date?** Spring 2018
(If this project is being built in phases, then provide a commencement and completion date for each phase.)
G. **What is the anticipated date that operations will commence?** Summer 2018
H. **Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project.** Please see Tab 7

5. PUBLIC INFRASTRUCTURE NEEDS

A. **Describe the type of public infrastructure investment needed.** Please see Tab 2, Page 5

B. **What is the total anticipated cost of public infrastructure needed for this project?** $ $1,500,000

C. **EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs.** Please see Tab 2, Page 11

6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A. **Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida.** Please see Tab 2, Page 11

B. **Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median?** If yes, explain how that plan will be developed and implemented.

C. **Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings?** If yes, at what level of certification

Yes ☐ No ☒

D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied. NONE

E. Is the company current with all its state, local and federal taxes? If no, please explain.

Yes [X] No [ ]

F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

7. SIGNATURES

Application Completed By:

Signature

Naeem Khan
Name

PRESIDENT
Title

NKMiA LLC
Company

Address, if different than mailing address

Phone number

305-260-6265
Fax Number

bgomez@redvgroup.com
Email Address

8-3-15
Date

BARBARA GOMEZ
Name of contact person, if different than above

305-698-6431
Phone Number

301 ALMERIA AVE #360
Address

CORAL GABLES, FL 33134
Address

Email Address

To the best of my knowledge, the information included in this application is accurate.

Signature (Authorized ~~Company Officer~~) REQUIRED

Mr Naeem Khan
Name

President
Title

NKMIA LLC
Company

Address, if different than mailing address

Phone number

Fax Number

Email Address

8-3-15
Date

NKMIA, LLC.

Economic Development Fund Application Responses

Section 1. Business Information

A. **Name of Business Unit:** NKMIA, LLC
B. **Mailing Address:** 260 West 36th Street, 10th Floor New York, NY 10018
C. **Primary Contact Person:** Barbara Gomez
D. **Title:** Project Manager
Mailing Address: 301 America Avenue, Coral Gables, Florida 33143
Telephone: (305)698-6431 **Fax:** (305)260-6265
Email: BGomez@RedVgroup.com
E. **FEIN:** 47-2024103
F. **Unemployment Compensation Number:** 3297169
G. **Florida Sales Tax Registration Number:** 23-8016761084-2
H. **What is the business's tax year:** Jan 1- Dec 31
I. **Is the business an active and duly registered for profit Florida Corporation:** Yes – Please see Tab 3 for Articles of Incorporation
J. **Will the business requesting grant funds own or lease the property where the project will be located?:** Lease- Please see Tab 4 for proof of site control
K. **Mortgage or balance of the mortgage(s):** N/A

Section 2. Project Overview

A. **Business overview:** New business unit to Miami- Dade County Creating Jobs.

Many of the world's most stylish women are devotees to one of the biggest names in fashion: Naeem Khan. Committed to adorning elegant women in clothes befitting their refinement, his glittering fan base of starlets and socialites includes First Lady Michelle Obama, Beyoncé, Pénelope Cruz, Lea Michele, Taylor Swift, Lady Gaga, Jennifer Lopez, Sarah Jessica Parker, Emily Blunt, Kate Beckinsale, Katy Perry, and Queen Noor of Jordan, and his designs have graced the silver screen in fashion film classics like Sex & the City and Dreamgirls.

His luxurious collection consists of impeccably cut dresses, sophisticated gowns and chic separates – all embroidered by hand. He launched his eponymous collection, Naeem Khan, in 2003 and began selling at Bergdorf Goodman, Neiman Marcus and Saks Fifth Avenue. Since then the collection has grown to be sold at more than 100 specialty stores across the world. His runway shows are among the most anticipated events of New York fashion week. In 2008, Naeem Khan was inducted as a member of the prestigious Council of Fashion Designers of America.

B. **How many individuals are employed at all Florida locations**? Currently, NKMIA, LLC has no employees in the state of Florida

C. **Are any jobs being transferred from other Florida locations?:** There will be no transfer of jobs from other Florida locations.

D. **Property Location Information:**
   i. **What is the project's proposed location address:** 1175 NW South River Drive Miami, FL 33136
   ii. **What is the project's <u>current</u> location address:** 260 West 36 Street, 10th Floor New York, NY 10018
   iii. **Brownfield site/ area?** Yes, NKMIA, LLC proposed location is located in the Miami EZ Expansion Brownfield area, please see Tab 5 for the Location Maps
   iv. **Is the project location in an Enterprise Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami Dade County, FL Code of Ordinances?** Yes, NKMIA project location is located in the Central Empowerment Zone, please see Tab 5 for the Location Maps

E. **Give a full description of this proposed project:**
Naeem Khan will be relocating his company's headquarters from New York to Miami Dade County unto a Miami Dade County surplus property approved by the BCC. The Naeem Khan facility will be a state-of-the-art manufacturing facility that will also act as the headquarters for the Naeem Khan label. The new location of Naeem Khan, will be hosted on a Miami Dade surplus property which will serve as a luxury fashion design house. The facility will convey the aesthetic and lifestyle of the brand and will house all major functions that support business operations. Design, innovative manufacturing, and business management will be cultivated in the 30,000 sq/ft of studio space along the Miami River.

The energy efficient structure will have designated rooms for:

- Design studios
- Manufacturing teams
- Management offices
- Shipping warehouse
- Showcasing art to cultivate creativity and to support the local economy
- Cafeteria
- Custom retail
- Showroom space
- The Fashion and Art Foundation
- Work space to house guest designers

The proposed project will help spur creative growth in Miami Dade County while allowing Naeem Khan to work intimately with his staff and key personnel under one roof.

F. **Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs:**

Naeem Khan's Miami facility is much more than just a factory, it will have design studios, management offices, shipping warehouse, a showroom, cafeteria, and work space to house guest designers. The Naeem Khan project is the first of its kind in Miami Dade County. The relocation of Naeem Khan's headquarters is a stepping stone not only for high-end designers but the entire fashion industry. Currently, almost all fashion designers are situated out of New York- where taxes and wages are substantially higher. Through Naeem's success of relocation, it will act as incubator for the entire fashion industry- with design studios in its facility readily available for other industry providers. Miami is the ideal location for the fashion industry- a climate allowing year-round production, substantially lower taxes and wages, and the region's access to a South American population with a tradition of handiwork. Naeem Khan's relocation to Miami Dade County will jumpstart the fashion industry throughout Miami Dade County.

The economic development of this project does not stop at design and manufacturing- there is much more to this complex industry. This project will spur and develop industries which have been dormant in Miami for far too long. As the stepping stone for the fashion industry- it is only a matter of time before other designers see the cost savings of relocating to Miami Dade County. As designers relocate to Miami it will open the doors for Miami to host an international fashion week which will generate thousands (if not millions) of dollars. According to a study by the U.S. Congress Joint Economic Committee, New York Fashion Week brings in almost $900 million in revenue for the city. Quoted in *WWD,* Representative Carolyn Maloney pointed out that the biannual event has more economic impact than the U.S. Open ($700 million), last year's Super Bowl ($500 million), and the New York City Marathon ($340 million).

The economic impact of the Naeem Khan project does not stop at design, manufacturing, distribution, logistics, and tourism- it will also venture out to the education sector. There have already been meetings in place to create joint fashion programs with some of Miami's largest universities and colleges.

G. **Project's Budgets:** Please See Tab 6 for all project budgets

H. **What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County?** 92%

Section 3. Job and Wage Overview

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits?

Occupation	Avg. Wage	2018	2019	2020	2021
Senior Management	$110,00	1	2	-	-
Admin. Support	$65,000	1	2	-	-
Production Workers	$45,000	8	35	-	-
Other: Design Support	$60,000	1	-	-	-

B. **What Employee benefits are included above?** Employees are entitled to a 50% split of paid health insurance, two weeks paid vacation and five sick days.

C. **If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as party of this project?** N/A

D. What is the business' principal industry classification code?

Business Unit Activities	NAICS Code	% of Project Revenues	Annualized Wages
Manufacture Women's Eveningwear	3154240	96%	$45,000
Design Women's Eveningwear	541490	2%	$200,000
Distribute Women's Eveningwear	424330	2%	$55,000

Section 4. Capital Investment

A. **Describe the capital investment in real and personal property:**

- New construction of a 30,000 sq/ft of studio space along the Miami River. Which will cost approximately $9 million dollars (excluding public infrastructure) in construction costs
- An investment of approximately $500,000 in manufacturing equipment
- R&D equipment of approximately $100,000

B. **Investment Schedule by type and year:**

	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Total
Land	$29,000	$29,000	$29,000	$69,000	$69,000	$145,000
New construction (excl. public infrastructure)	$3,000,000	$3,500,000	$2,000,000	$500,000	-	$9,000,000
Building Renovations	-	-	-	-	-	-
Manufacturing Equipment	-	-	$300,000	$100,000	$100,000	$500,000
R&D Equipment	$0	$0	$0	$100,000	$100,000	$200,00
Other Equipment (computer equipment, office furniture, etc.)	$0	$0	$0	$200,00	$100,000	$300,000
Total	*$3,029,000*	*$3,529,000*	*$2,329,000*	*$969,000*	*$369,000*	*$10,145,000*

C. **What is the estimated square footage of the new or expanded facility?** 30,000 sq. ft.
D. **What is the deadline to make the location decision?** n/a
E. **What is the anticipated date that construction will begin?** Construction is estimated to begin Fall 2015.
F. **What is the anticipated construction completion date?** Construction is estimated to be completed in Spring 2018
G. **What is the anticipated date that operation will commence?** Operations will commence Summer 2018.
H. **Financial Capacity and Financial commitments:** Please see Tab 7.

Section 5. Public Infrastructure Needs

A. **Describe the type of public infrastructure investment needed:** Repair/reconstruct the seawall directly adjacent to the Property (the "Seawall Repairs") and make any other improvements to the Property required to construct the Project. Develop the Riverwalk as required by the Miami Dade County, City of Miami and/or The Miami River Commission in accordance with the City of Miami, Miami River Greenway Action Plan along the waterfront providing public access along the Miami River. Which may entail demolishing an existing structure to construct the aforementioned infrastructure needs.

In addition to the "Seawall Repairs", the project will convert existing FPL poles to underground connections which will be a create safety feature for hurricanes.

B. **What is the total anticipated cost of public infrastructure needed for this project?** The total cost of the public infrastructure needed for the project is $1,500,000 as detailed on the attached schedule in Tab 6.

C. **Business's capacity to finance the public infrastructure costs:** The Developer and business partners have the financial capability and experience to include the short term turnkey construction loan for the cost of the public infrastructure improvements please see Tab 7 for proof Financial Capacity.

Section 6. Economic Impact and Corporate Responsibility

A. **Economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida:**

The Naeem Khan project will serve as an economic incubator impacting the economic conditions of the surrounding areas, neighborhood and ultimately the entire Miami Dade County and rest of South Florida. According to the Joint Economic Committee of the United State Congress, the Fashion industry is a $1.2 trillion global industry, with more than $250 million spent annually on fashion in the United Sates, according to industry analysts. Fashion and apparel industries employ 1.9 million people in the United States and have a positive impact on regional economies across the country.

Fashion is a structurally diverse industry, ranging from major international retailers to wholesalers to large design houses to one-person design shops. It employs people across occupations—including fashion designers, computer programmers, lawyers, accountants, copywriters, social media directors, and project managers. According to a report by the California Fashion Association, manufacturing is only a fraction of the modern apparel industry as "it is a highly sophisticated industry involving fashion and market research, brand licensing/intellectual property rights, design, materials engineering, product manufacturing, marketing and finally, distribution."

The fashion industry in America has changed dramatically over the past century. In 1931, the Garment District in New York was home to the highest concentration of apparel manufacturers in the world. Many of these jobs have since moved offshore. Over the past two decades, U.S. employment in the apparel manufacturing industry has declined sharply, from almost 940,000 in 1990 to about 144,000 in 2013. Naeem's vision is completely different than the industry trend by bringing manufacturing jobs, which are so desperately needed, back to the United States.

The project's economic impact only begins at the 50 new direct jobs it will create and its possibilities are endless. High fashion is big business. In New York City alone, it is a $98 billion industry. Currently, much of the industry's

impact is concentrated in New York and Los Angeles. However, because of Miami's lower cost of living, Miami too has the capability of becoming a major fashion hub. Through the initiation of the Naeem Khan project, Miami Dade County will begin to reap the economic benefits, including the diverse and high-paying jobs in fashion design. As retailers and fashion designers cluster outside the traditional fashion hubs, towards cities like Miami, this can help facilitate innovation in the fashion industry and benefit other industries in those regions as well. With the growing number of high-paying jobs in the industry, Miami Dade County should look to extend its leadership in the fashion world.

B. **Will business operations being supported with an Economic Development fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in CDBG eligible Census areas?** No
C. **Will the business operations be conducted in LEED certified building?** The building will not be conducted in LEED however, it will incorporate Green components and features.
D. **Criminal or civil fines or penalties or ongoing investigation that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings of the applicant or its parent company:** NONE
E. **Is the company current with all its state, local and federal taxes?** Yes

COVER LETTER

TO: **Registration Section**
Division of Corporations

SUBJECT: NKMIA LLC
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida..

Please return all correspondence concerning this matter to the following:

Shariq Khan
Name of Person

Naeem Khan, LTD
Firm/Company

260 West 36th Street-10th Floor
Address

New York, NY 10018
City/State and Zip Code

shariq@naeemkhan.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Shariq Khan at (212) 575-1173
Name of Contact Person — Area Code — Daytime Telephone Number

MAILING ADDRESS:
Division of Corporations
Registration Section
P.O. Box 6327
Tallahassee, FL 32314

STREET ADDRESS:
Division of Corporations
Registration Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Enclosed is a check for the following amount:

☐ $125.00 Filing Fee ☐ $130.00 Filing Fee & Certificate of Status ☐ $155.00 Filing Fee & Certified Copy ☒ $160.00 Filing Fee, Certificate of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. NKMIA LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C." or "LLC.")

2. Delware
(Jurisdiction under the law of which foreign limited liability company is organized)

3. 47-3926479
(FEI number, if applicable)

4. Still Inactive
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. C/O Naeem Khan, LTD.

260 West 36th Street-10th Floor, New York, NY 10018
(Street Address of Principal Office)

6. Same as #5

(Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Naeem Khan

Office Address: 1040 Biscayne Blvd #4606

Miami, Florida 33132
(City) (Zip code)

Registered agent's acceptance:
Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

(Registered agent's signature)

FILED
01 APR 22 AM 8:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:
Naeem Khan, Sole Member

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

Signature of an authorized person

(In accordance with section 605.0203, F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

Naeem Khan
Typed or printed name of signee

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "NKMIA LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SECOND DAY OF JUNE, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "NKMIA LLC" WAS FORMED ON THE FOURTEENTH DAY OF MAY, A.D. 2014.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

FILED
15 JUN 22 AM 8:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5533992 8300

150867678

You may verify this certificate online at corp.delaware.gov/authver.shtml

Jeffrey W. Bullock, Secretary of State

AUTHENTICATION: 2428795

DATE: 06-02-15

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/15/2015

Property Information	
Folio:	01-3135-031-0010
Property Address:	1175 NW SOUTH RIVER DR
Owner	MIAMI DADE COUNTY ISD R/E MGMT SHOP
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
Primary Zone	7703 MARINE ACTIVITY RELATED
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	12,459 Sq.Ft
Lot Size	42,480 Sq.Ft
Year Built	1949

Assessment Information			
Year	2015	2014	2013
Land Value	$1,911,600	$1,189,440	$1,189,440
Building Value	$570,252	$549,159	$549,159
XF Value	$52,256	$52,256	$52,256
Market Value	$2,534,108	$1,790,855	$1,790,855
Assessed Value	$1,969,940	$1,790,855	$1,790,855

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$564,168		
County	Exemption	$1,969,940	$1,790,855	$1,790,855

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$1,969,940	$1,790,855	$1,790,855
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$2,534,108	$1,790,855	$1,790,855
Taxable Value	$0	$0	$0
City			
Exemption Value	$1,969,940	$1,790,855	$1,790,855
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$1,969,940	$1,790,855	$1,790,855
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

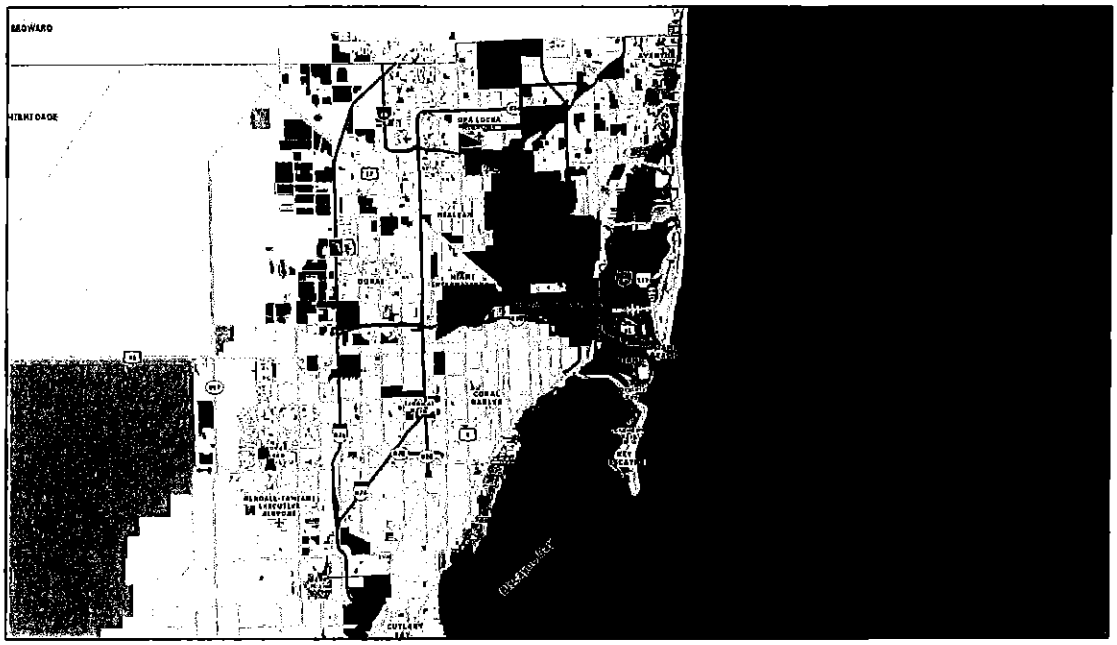
Short Legal Description
COMMERCIAL RIVERSIDE PB 20-64 PART OF BLK 1 LYING W OF A LINE WHICH IS 200FTE OF & PARR TO W LINE OF BLK 1 LOT SIZE 42480 SQ FT M/L

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Business Incentives

Location : 1175 NW S RIVER DR, 33136



Summary:

Name	Description
Brownfield	MIAMI EZ EXPANSION
Census Tract 2010	51.02
Community Development Block Group	The location entered is not within a Community Development Block Group boundary.
Community Development District	The location entered is not within a Community Development District boundary.
Community Redevelopment Area	The location entered is not within a Community Redevelopment Area boundary.
County Commission District	Bruno A. Barreiro
Empowerment Zone/Targeted Urban Area	The location entered is not within a Empowerment Zone/Targeted Urban Area boundary.
Enterprise Zone	CENTRAL
Land Use	Governmental/Public Administration (Other than Military or Penal).
MunicipalityCoastal_poly	MIAMI
Neighborhood Revitalization Strategy Area	The location entered is not within a Neighborhood Revitalization Strategy Area boundary.
Targeted Urban Area	The location entered is not within a Targeted Urban Area boundary.
Target Urban Area Corridor	The location entered is not within a Target Urban Area Corridor boundary.

NKMIA llc
Naeem Khan
Project Budget

Hard Cost			
	Demolition	$	50,000.00
	Hard Cost Construction (30,000 Square Feet)	$	9,000,000.00
Total Hard Cost		***$***	***9,050,000.00***
Infrastructure			
	Seawall, Floating Concrete Dock, Concrete Piling, River Walk, Dock Lighting and Landscaping	$	1,337,440.00
Total Infrastructure		***$***	***1,337,440.00***
Soft Cost			
	Architect & Engineer (Commercial)	$	400,000.00
	Architect (Infrastuture)	$	56,230.00
	Civil Engineer (Infrastruture)	$	106,330.00
	Permit & Fees (Infrastruture)	$	57,341.00
	Permit & Fees (Commercial)	$	300,000.00
Total Soft Cost		***$***	***919,901.00***
Total		**$**	**11,307,341.00**