OUR MISSION

is to grow, strengthen and promote the economic health and vitality of Downtown Miami.

As an autonomous agency of the City, the Miami DDA advocates, facilitates, plans and executes business development, planning and capital improvements, and marketing and communication strategies.

We commit to fulfill our mission collaboratively, ethically and professionally, consistent with the Authority’s public purpose.
In Florida, Downtown Miami is the destination for global business. A thriving economy, strong business sectors, instant connectivity, extensive social and cultural offerings and an active and vibrant residential community come together to form our global cosmopolitan city.

Companies strategically choose Downtown Miami to be a part of the city’s core... a tropical waterfront paradise where worlds meet, entrepreneurs gather, and the Americas are centered.

Whether opening, expanding or relocating a business, the Miami Downtown Development Authority will connect you to city, county and state agencies as well as other businesses and organizations to facilitate real growth and sustained success.

For more than 50 years the agency has been a catalyst for positive change and continues to work toward the enhancement of Downtown Miami for all area residents, businesses and visitors.
While Miami has long been known as the Gateway to Latin America, the city continues to increase its reach and position as a global hub through its strong ties to Europe, Asia and the Middle East. That trend is reflected in our trade numbers, which today exceed $120 billion. China, Brazil and Switzerland are our largest trade partners, and Miami International Airport (MIA) is the No. 1 airport in the U.S. in terms of international cargo.

For international businesses, Miami is the location of choice to serve their Latin American, American and European clients and customers. In fact, nearly 200 main offices and U.S. branches of multinationals are located in Downtown Miami. Convenience of access is one of the key reasons companies choose Downtown Miami. MIA is just 20 minutes away by car or the airport transit link. As the second largest airport in the U.S. for international passengers, MIA provides non-stop service to 154 destinations and more than 200 daily direct flights to major international cities across the globe.

Add to all this a talented, diverse and globally oriented workforce and it becomes clear that Miami delivers all that is needed to succeed for international business.
235,000  
Daytime population

88,540  
Residents

$97,671  
Average Household Income  
(40% higher than Miami-Dade County)

Downtown Miami is business-ready and merchant friendly. Our efficient urban business environment is both a high-rise residential neighborhood and a commercial center.

Today more than 88,540 people live in greater Downtown Miami – double the population since 2000. The majority of residents are young professionals who enjoy the convenience of an active urban lifestyle, extensive public transportation options and exciting cultural and entertainment offerings. In fact 45% of the resident population is between 25 and 44 years of age with an average income that is almost double that of surrounding areas.

Housing options abound, with more than 13,000 new residential units currently under construction in Greater Downtown Miami.

“More than 11,000 registered businesses provide jobs to 171,613 people, some commuting to Downtown, and growing numbers of them living within easy walking distance to work. Add to the mix a growing visitor base, with Downtown welcoming countless local, national and international visitors per day.

Miami recently ranked 15 on The Atlantic’s list of global cities where young professionals want to be, and Forbes listed Miami as the happiest place in the U.S. to work.

“The growing population of sophisticated young adults, many with disposable incomes, has heralded a cultural transformation in Miami’s central core.”

Travel Weekly
The rapidly expanding population base in the Downtown Miami area is generating growing demand for retail, restaurants and entertainment offerings as evidenced by the over 350 restaurants currently in downtown. An increased demand is fueling the development of new major retail centers, such as Brickell City Centre and Miami Worldcenter, which will join established shopping destinations, such as Bayside Marketplace, The Shops at Mary Brickell Village and Historic Flagler Street. Those projects alone will add over 1.5 million square feet of retail to the market thus fulfilling unmet consumer demand as well as solidifying the appeal of Downtown Miami as a global shopping destination. The new developments will further provide opportunities for major brand name retailers to enter the rapidly growing Miami market, often as their first foothold into the U.S. market.

Prime real estate meets tropical waterfront in Downtown Miami, which features the highest concentration of prime office space in South Florida. Nearly 20 million square feet of Class A and B office space provides future tenants with a wealth of location choices and building options. Most Class A office space is contained within high performance, environmentally sustainable, LEED certified buildings; many office buildings feature fiber-optic connections, direct access to the Network Access Point (NAP) of the Americas for extra bandwidth, cutting edge security systems, extra redundancy to ensure continued operation at all times, and other unique services.

Office Statistics

- Total (RBA): 19.8M sq. ft.
- Class A Occupancy: 85%
- Class B Occupancy: 80%
- Under Construction: 474,000 sq. ft.
- Downtown Workers: 160,000

Retail Statistics

- Existing Retail: 3.6M sq. ft.
- Occupancy Rate: 95%
- Under Construction: 1.1M sq. ft.

Sources: CoStar, Miami DDA

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The 2016 State Business Tax Climate Index, published by the Tax Foundation, ranks Florida as the 4th best in the U.S. The index is designed to rank states by how well they structure their tax systems.

The 10 best states in the 2016 Index are:

1. Wyoming
2. South Dakota
3. Alaska
4. Florida
5. Nevada
6. Montana
7. New Hampshire
8. Indiana
9. Utah
10. Texas

Businesses in Downtown Miami also enjoy:

• No local corporate income taxes
• No state personal income taxes
• No local personal income taxes

### Tax Comparisons: Metropolitan Areas

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<th>CITY</th>
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In addition to the many traditional office spaces available, Downtown Miami has experienced a surge in the number of executive office and co-working space providers. Those executive offices lease right-size portions to individuals and companies. They also provide additional services such as internet, telephones, kitchen and reception services. This concept has done well in Miami, where small businesses and satellite offices thrive.

Co-working is a relatively new concept, where independents and small companies work in a shared environment. They often attempt to connect their tenants to the broader community through shared advocacy, events, and professional networking. The first co-working location successfully opened in Downtown Miami in 2010, and today there are more than 30 locations to choose from.

Miami is a hotbed of entrepreneurial activity, with small businesses representing more than 80% of the total businesses in the district. In recent years, new business incubators, accelerators and the increase in co-working spaces have accelerated the growth of small businesses and facilitated startup companies, which have also benefitted from the support of private, public and non-profit institutions.

With lower fixed costs than many other U.S. markets, a strong entrepreneurial community, and a global orientation, Downtown Miami provides a wealth of opportunities for business development and growth.
Miami is emerging as a new center for technology. Multiple co-working spaces, incubators and educational institutions are providing technology companies with workspace, courses and seminars, and talented interns and graduates. Added to the mix are large IT departments of Miami’s major business sectors including finance, cruising, legal, architecture and design.

Miami ranks #2 in Entrepreneurship according to the Kauffman Foundation and nowhere is that more apparent than our burgeoning tech ecosystem. Downtown Miami has the ideal environment to launch, grow and scale your business.

Venture capital is attracted to Miami because of access to South Florida and Latin American startups, access to potential local and Latin American investors and a convenient world-class location for investor meetings, portfolio updates and fundraising.

Whether it’s a startup looking for a good run rate on their capital or large multinationals requiring good access and skilled employees – Miami has an attractive environment for growth.

The Idea Center at Miami Dade College
www.theideacenter.co

The Idea Center is an industry-agnostic ecosystem of creativity, innovation and entrepreneurship for Miami-Dade College students. The center has tracks for exploration, idea development, launch and growth with a range of programming, mentorship and other services.

MAGIC
www.mdc.edu/magic

Miami Dade College partnered with Pixar to create MAGIC – the Miami Animation & Gaming International Complex. MAGIC features education tracks for game development & design as well as animation & game art.

Venture Hive
www.venturehive.com

Venture Hive, home to an accelerator, incubator and the Microsoft Innovation Center, exists to energize, educate, and cultivate entrepreneurs at various levels of engagement through structured programs and a community of entrepreneurs.

Network Access Point (NAP) of the Americas®

Terremark’s NAP of the Americas® is a Tier IV data center designed to interconnect Latin America with the rest of the world. With diverse connectivity to Europe, the Caribbean, and the Americas, the NAP of the Americas makes Downtown Miami one of the world’s top-five best interconnected cities in the world ahead of San Francisco, Chicago, and D.C. – and the only one in the U.S. where optical, Ethernet, voice and Internet traffic are handed off in one location.
One of the important economic drivers in Florida is banking and finance. Downtown Miami is the second largest international banking center in the U.S., second only to New York. Out of 70 banks located in South Florida more than 60 can be found in the Brickell Financial District. These financial institutions are both international divisions of U.S. domestic banks as well as foreign bank branches and agencies from 18 countries spanning four continents, making Miami one of the most significant international banking centers in the world.

Downtown Miami is rapidly gaining momentum as a new hotbed for hedge funds, wealth management firms, private equity groups and other wealth and alternative investment companies. Over 100 of these firms are now operating in Downtown Miami. An expansive ecosystem provides support to this sector in areas such as fund administration, prime brokerage and other trading services, technology, capital raising, legal specialists and advisors. Added to the mix are the increasing number of investment and wealth management conferences that further expand access to capital and deal flow.

As one of the Top 6 cities in the U.S. that is important to high net worth individuals, many of them permanent residents - Miami provides access to local capital and opportunities for those pursuing new investments.

“...such openness has turned a neighborhood-and a city-into a global finance capital, and perhaps more importantly, an urban destination..”

Forbes
Downtown Miami is home to leading national and international professional services firms. From accounting to legal services, technology support to real estate – Miami boasts a large number of companies and professionals to serve your growing business.

Top companies, including main offices and U.S. branches of multinationals choose Downtown in part because of the unrivalled access to the quality and choice of service providers across sectors.

Downtown Miami boasts some of the most recognized names in architecture, accounting, legal, real estate, engineering and other companies that employ licensed professionals. We are also home to top creative talent including firms specialized in marketing, design and development.

This bustling professional landscape creates an unmatched synergy for doing business. From initial startup services, to the connectivity and representation needed to grow – Downtown has experts across all fields.

Downtown Miami serves as home to Miami’s major local, state and federal governmental organizations. Direct and easy access to these public administrative, regulatory and legal bodies are essential to businesses that interact with the public sector.

Major organizations and institutions located in Downtown include the Miami-Dade County Government Center, City of Miami Administration Building, Rohde State Office Building, Claude Pepper Federal Building, U.S. Courthouse, Dade County Courthouse, and the U.S. Department of State American Passport Office amongst others.

"Downtown is the preferred location for national and international law firms opening offices in South Florida."

Florida Trend Magazine
In today’s knowledge economy, schools and universities are essential components to a thriving business environment. With a wealth of educational institutions and offerings, Downtown Miami has become a regional center for learning and professional development. Top schools realize Downtown Miami is the best place to establish international centers of learning and tap our diverse and growing population.

Miami-Dade County Public Schools provides a variety of public school options, including its innovative digitally oriented schools, iPrep Academy and Primary Learning Center Magnet. The Wolfson Campus of Miami Dade College is home to over 27,800 students and offers close to 200 undergraduate programs. The college houses two nationally recognized high schools: the School for Advanced Studies and the New World School of the Arts. Florida International University’s Brickell campus offers Master’s degrees in business administration, international real estate, finance, global governance and healthcare administration. The Miami International University of Art and Design caters to career-focused education in creative professions.

Greater Downtown is highly educated - 59% of the population has been educated beyond high school.
Downtown Miami has truly become an international center for arts, culture and entertainment. Nowhere else in the region will you find such a diverse offering of cultural institutions and activities.

Downtown Miami is home to more than 30 arts, cultural and entertainment organizations including the Adrienne Arsht Center for the Performing Arts, the American Airlines Arena, home of three times NBA national champions Miami Heat and HistoryMiami to smaller non-profits and artist initiated spaces such as The Artisan Lounge and the Miami Center for Architecture + Design. Museum Park, representing Downtown Miami’s urban redesign vision, with Biscayne Bay as its backdrop, is a 29-acre public park space, contains two museums - the celebrated Pérez Art Museum Miami, designed by world famous architects Herzog and de Meuron, as well as the new Patricia and Phillip Frost Museum of Science scheduled to open in 2017. Additionally, with new arts and cultural offerings coming together like Miami Dade College’s Live Arts Lab, a new venue and arts initiative designed for inquiry and experimentation, Downtown Miami is becoming a premier creative destination.

Entertainment offerings abound, with Downtown Miami hosting a number of annual events that attract millions of regional and international visitors including the Miami International Film Festival, Miami Marathon, Miami Book Fair International, YoungArts Week and Ultra Music Festival, just to name a few.

**Museums:**
- HistoryMiami
- MDC Museum of Art + Design at the Freedom Tower
- Miami Children’s Museum
- Patricia & Phillip Frost Museum of Science*
- Pérez Art Museum Miami

**Performing Arts Spaces**
- Adrienne Arsht Center for the Performing Arts
- American Airlines Arena
- Bayfront Park Ampitheater
- James L. Knight Center
- National YoungArts Foundation
- Olympia Theater

*Under Construction

**$1 Billion Arts Industry**

**5th Largest Employer in Miami-Dade County**
With an inventory of over 6,500 hotel rooms and another 500+ under construction, Downtown Miami provides the discerning traveler with a range of choices from urban boutique style properties to extended stay facilities and top international luxury brands. In fact, Downtown is home to 2 out of Miami’s 3 AAA rated 5 Diamond Hotels (the Four Seasons and the Mandarin Oriental) - both of which are located in the Brickell Financial District. Whether you are planning a conference, hosting business partners or bringing together an international team, Downtown Miami has the hospitality and conference infrastructure that fits your needs.

A meeting and event planner’s dream, Downtown Miami is the perfect choice for corporate entertainment, conferences and educational seminars. Meeting facilities within Downtown hotels collectively offer more than 300,000 square feet of space – from grand ballrooms to intimate meeting rooms. In addition, Downtown has a selection of dedicated conference facilities including the James L. Knight Center, which can accommodate trade shows, international conferences and seminars, as well as smaller independent facilities, such as the Miami Center for Architecture and Design. The Miami DDA has a venue guide, which is available upon request, that details square footage and capacity information alongside images of the existing spaces in the area.

Visitors to Downtown Miami can enjoy an abundance of transportation options to get into and around Downtown including a direct train service to/from MIA, a free, 21 station Metromover system connecting all of Downtown’s hotels and attractions, and looking forward to 2017, an express passenger rail to Orlando, with stops in Downtown West Palm Beach and Downtown Fort Lauderdale.

“Once home to just a handful of longstanding hotels, such as the InterContinental Miami, built in 1982, and the Miami Marriott Biscayne Bay, built in 1983, downtown is welcoming a new generation of hotels.”

MiamiHerald.com

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<th>Hotel Statistics</th>
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<tr>
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<td>Annual Arrivals at MIA</td>
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<tr>
<td>Visitors to Miami-Dade County (2015)</td>
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Sources: GMCVB, Synovate, Smith Travel Research, MiamiDAA, PortMiami
Modern cruising was invented at PortMiami. Today, more than 5 million passengers each year vacation from what is known around the globe as the Cruise Capital of the World. Eleven cruise lines call Downtown Miami their home port - including Carnival Cruise Lines, Royal Caribbean and Norwegian Cruise Lines, solidifying PortMiami as the departure destination of choice for cruises.

The world’s leading cargo lines also call on PortMiami. Cargo destined for more than 100 countries and 250 ports around the world flow through this seaport. Due to its strategic location PortMiami lists among its Top 10 trading partners countries from the Far East, South and Central America, Europe and the Caribbean.

Over $2 billion in infrastructure improvements have been completed to ready PortMiami for the opening of the expanded Panama Canal. The new PortMiami Tunnel links the Interstate highway system with port facilities, and the new freight rail link allows direct connection to the Florida East Coast Railway.

Miami International Airport (MIA) is among the busiest airports in the world. More than 100 airlines provide access to approximately 150 destinations around the globe. Most major cities around the country and the world are serviced by direct flights and more than 44 Million passengers fly in and out of MIA each year.

In addition to being the nation’s second largest airport for international passenger travel, it is the number one airport in the U.S. for international freight, and number ten in the world, making it the only U.S. airport in the top 10. It is centrally located within the city; 20 minutes car ride or by Metrorail.

“...The completion of the expanded Panama Canal is a major milestone not only for Panama, but all of Florida. This expansion will boost international trade and contribute to future economic growth by increasing job opportunities and revenues.

Mayor Carlos A. Gimenez  
Miami-Dade County
Downtown Miami is the strategic location for rapid transportation. Thousands of people beat daily traffic by utilizing the elevated transit systems – Metrorail and Metromover. There is direct, quick access to the Interstate I-95 and I-395 highways, PortMiami is directly adjacent to Downtown Miami and Miami International Airport is just 20 minutes away by car or rail.

Capital improvement projects including streetscape redesign, wayfinding signage, and bicycle and pedestrian enhancements continue to make Downtown even easier and safer to navigate. Downtown Miami ranks amongst the Top 5 places in the U.S. for walkability. The addition of the Miami Trolley - a free and frequent local circulator - provides convenient stops on every block. Ride and bike sharing systems, like Uber and Citibike, have taken Downtown Miami by storm with many young residents and professionals enjoying the freedom of being car-less and embracing the new way of getting around.

The new direct passenger train connection to Orlando - with two other stops in Downtown Fort Lauderdale and Downtown West Palm Beach – is also in the works scheduled to begin service in 2017. Terminating at the new MiamiCentral Station, the new service will also be joined in the coming years by Tri-Rail regional commuter train, Bay Link light rail to Miami Beach, and the Miami Streetcar connecting Downtown to the emerging neighborhoods to the North.

“Younger employees, which are the fastest growing segment of the U.S. workforce, prefer urban neighborhoods and easy access to alternate transportation.”

Miami Herald
Business is Booming – With more than $10 Billion in international investment underway and over 50 development projects on the books, Downtown Miami defies national and global economic trends.

Talented Workforce – We are home to a diverse, multilingual and highly educated workforce essential for business needs, with many more professionals choosing to work in Miami every year.

Climate for Business – Florida is the fourth best state in the U.S. to do business according to the Tax Foundation. Couple that with competitive costs of doing business, and Miami is an attractive choice.

Access – Downtown has the best public transportation system in the State of Florida, including the free Metromover system, joined by a top-tier international airport and seaport.
The Miami DDA is committed to improving the quality of life for Downtown businesses, employees, residents, and visitors. As an independent agency of the City of Miami, the Miami DDA supports business growth, infrastructure improvements, and services for Downtown Miami. In addition to its programs and initiatives, the Miami DDA partners with public and private entities to strengthen Downtown Miami’s position as an international center for commerce, culture, and tourism.

We are the source of statistical facts and figures on residential and commercial real estate markets, demographics and all things Downtown. Exclusive studies detail quantitative and qualitative information that assists businesses in making informed decisions.

The Miami DDA is an agent of change helping to bring projects, economic investment and capital improvements that help transform the face of Downtown. We promote plans that enhance the quality of life to make Downtown a remarkable place to live and help businesses flourish.

The Miami DDA helps power Downtown Miami by creating opportunities that connect businesses, residents and visitors to an exhilarating new metropolitan environment; a place where work, home life, leisure, entertainment and culture can all thrive.

We effectively assist new and existing businesses in navigating their way through city, county and state agencies. We facilitate introductions whenever possible to ensure that opening, then doing business in Downtown Miami is a pleasant and smooth experience.
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<th>Consular Group</th>
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<td>1101 Brickell Ave, North Tower, Suite 190 Miami, FL 33131</td>
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<td>701 Brickell Ave, Suite 500 Miami, FL 33131</td>
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<td><a href="http://www.miami.nl">www.miami.nl</a></td>
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The Miami DDA would like to thank the following contributors:

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Julie Neitzel, WE Family Offices

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Nitin Motwani

Alyce M. Robertson
Executive Director

“Downtown is the future of Miami.”
Miami Herald