

1992	2002	2012
1993	2003	2013
1994	2004	
1995	2005	
1996	2006	
1997	2007	
1998	2008	
1999	2009	

([http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/lfest\\_index.html](http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/lfest_index.html))

The difference you are seeing in the data is the result of a change in the way the ratio is developed for areas under 25,000 in population.

Previously, the ratios for these areas were based upon the 2000 Census employment and unemployment data. With the introduction of the 2010 Census, the long form (which collected detailed data) was eliminated. This detailed data is now collected by the American Community Survey (ACS). Employment and unemployment estimates at the municipal level are available via the ACS 5-year estimates. The usage of the ACS 5-year estimate provides a more current ratio of the employment and unemployment than the 2000 Census data.

While it appears there is a large swing in the estimates, the estimates for 2010 forward reflect more timely ratios as produced from the ACS 5-year estimates. The usage of the ACS 5-year estimates as a data source for the census-share ratios began with publication of the annual average data in March 2014. Data were revised back to 2010 to reflect the changeover to the ACS 5-year ratios.

Municipalities over 25,000 in population are produced on a monthly basis via the Local Area Unemployment Statistics program (LAUS). These estimates are generated by using a combination of population and unemployment insurance claims information. The estimation procedure for these estimates has not changed.

More information can be found in the Technical Note link on the Office of Research and Information's website. <http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/technote.htm>

Please let me know if you have any questions or would like a calculation run on a particular census tract(s) in Harrison township.

Roseanne Elcenko  
 Labor Market Analyst 2  
 Office of Research and Information  
 NJ Department of Labor and Workforce Development  
 Phone: 609.777.2193

---

**From:** Michael Evans [<mailto:mevans@evanscarrollecon.com>]  
**Sent:** Monday, June 02, 2014 8:04 PM  
**To:** Elcenko, Roseanne; Sean McKissic  
**Subject:** Unemployment rate for Harrison township

On October 23, 2013, your office sent me a letter stating that the unemployment rate of Harrison township was 12.2%, so that the entire township qualified as a TEA. I have been unable to find the 2013 unemployment rate for Harrison. Is it possible for you to send an updated version of that letter for 2013?

Thanks, Mike

Michael K. Evans

Summer address:


180 Old Main St.

S. Yarmouth, MA 02664

Main address

2785 NW 26th St. Boca Raton, FL 33434

Tel 561-470-9035



**Fish, David**

---

**From:** Michael Evans <mevans@evanscarrollecon.com>  
**Sent:** Wednesday, April 16, 2014 4:24 PM  
**To:** Elcenko, Roseanne  
**Subject:** Re: TEA request

Thank you very much. Please address the letter to me at the address below.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  
Mobile 561-252-9827

---

**From:** "Elcenko, Roseanne" <Roseanne.Elcenko@dol.state.nj.us>  
**To:** "Michael Evans (mevans@evanscarrollecon.com)" <mevans@evanscarrollecon.com>  
**Sent:** Wednesday, April 16, 2014 3:47 PM  
**Subject:** FW: TEA request

Mr. Evans:

The area comprised of the census tracts listed in the attached document meets the eligibility requirements of a TEA as defined by the EB-5 Investor Visa Program.

Utilizing 2013 calendar year data, the combined area recorded an unemployment rate of 15.6 percent. This is above the 11.1 percent qualifying rate.


Please let me know to whom you would like the letter addressed.

Roseanne Elcenko  
Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Sunday, April 06, 2014 10:01 AM  
**To:** Elcenko, Roseanne  
**Subject:** TEA request

This address is 1 Journal Square in Jersey City. I have attached my calculations and the CT map.  
Please prepare the usual TEA certification letter.  
Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  




## Fish, David

---

**From:** Elcenko, Roseanne  
**Sent:** Wednesday, April 16, 2014 4:09 PM  
**To:** Michael Evans (mevans@evanscarrollecon.com)  
**Subject:** FW: Another TEA  
**Attachments:** Han TEA map and table.docx

Mr. Evans:

The area comprised of the census tracts listed in the attached document meets the eligibility requirements of a TEA as defined by the EB-5 Investor Visa Program.

Utilizing 2013 calendar year data, the combined area recorded an unemployment rate of 11.8 percent. This is above the 11.1 percent qualifying rate.

Please let me know to whom you would like the letter addressed.

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193


---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Monday, April 07, 2014 3:20 PM  
**To:** Elcenko, Roseanne; han@nts-nj.com  
**Subject:** Another TEA

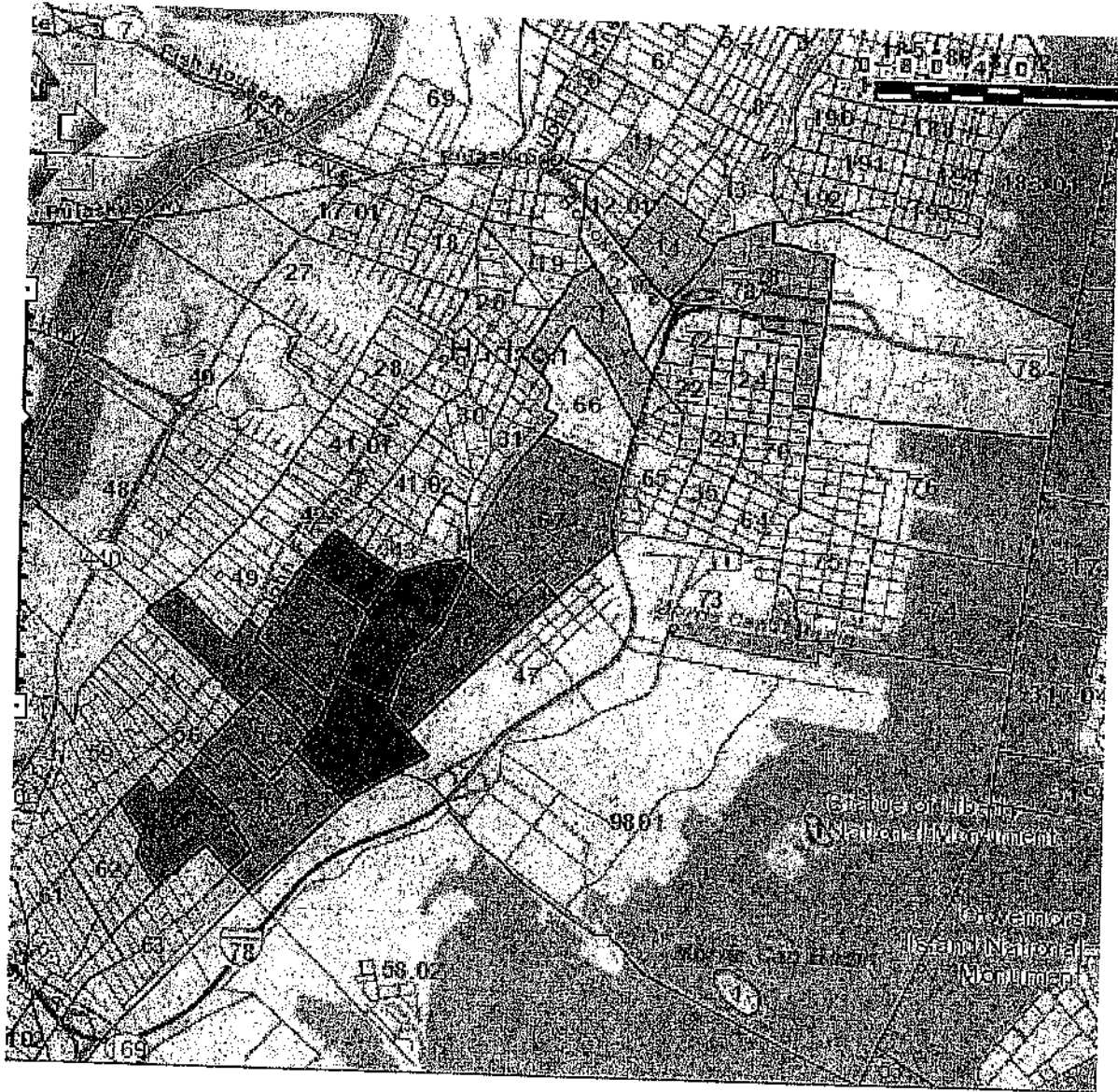
This address is 111 Town Square Place, Jersey City, NJ 07310, in CT 77. I have attached my calculations and the CT map.

Please prepare the usual TEA certification letter.

Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  


Property is located at 111 Town Square Place, Jersey City, NJ 07310, in CT 77.



CT	2008-12 ACS Data				2013 Calculated Data			
	LF	Empl	Unempl	Un Rate	LF	Empl	Unempl	Un Rate
12.02	702	660	42	6.0	616	584	32	5.3
14	2,351	2,111	240	10.2	2052	1867	185	9.0
44	1,193	923	270	22.6	1025	816	208	20.3
45	1,831	1,427	404	22.1	1574	1262	311	19.8
46	1,180	940	240	20.3	1016	831	185	18.2
52	2,028	1,625	403	19.9	1748	1437	311	17.8
53	1,351	1,029	322	23.8	1158	910	248	21.4
55	963	798	165	17.1	833	706	127	15.3
58.01	2,301	1,883	418	18.2	1988	1666	322	16.2
60	2,128	1,712	416	19.5	1835	1514	321	17.5
66	769	743	26	3.4	677	657	20	3.0
67	1,234	1,011	223	18.1	1066	894	172	16.1
68	1,853	1,485	368	19.9	1597	1314	284	17.8
71	1,879	1,645	234	12.5	1635	1455	180	11.0
77	6,980	6,801	179	2.6	6154	6016	138	2.2
78	564	504	60	10.6	492	446	46	9.4
	29307	25297	4010	13.7	25467	22377	3090	12.1
	362,117	324,150	37967	10.5	315990	286731	29259	9.3

## Fish, David

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**From:** Elcenko, Roseanne  
**Sent:** Wednesday, April 16, 2014 3:47 PM  
**To:** Michael Evans (mevans@evanscarrollecon.com)  
**Subject:** FW: TEA request  
**Attachments:** Project is at 1 Journal Square.docx

Mr. Evans:

The area comprised of the census tracts listed in the attached document meets the eligibility requirements of a TEA as defined by the EB-5 Investor Visa Program.

Utilizing 2013 calendar year data, the combined area recorded an unemployment rate of 15.6 percent. This is above the 11.1 percent qualifying rate.

Please let me know to whom you would like the letter addressed.


*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

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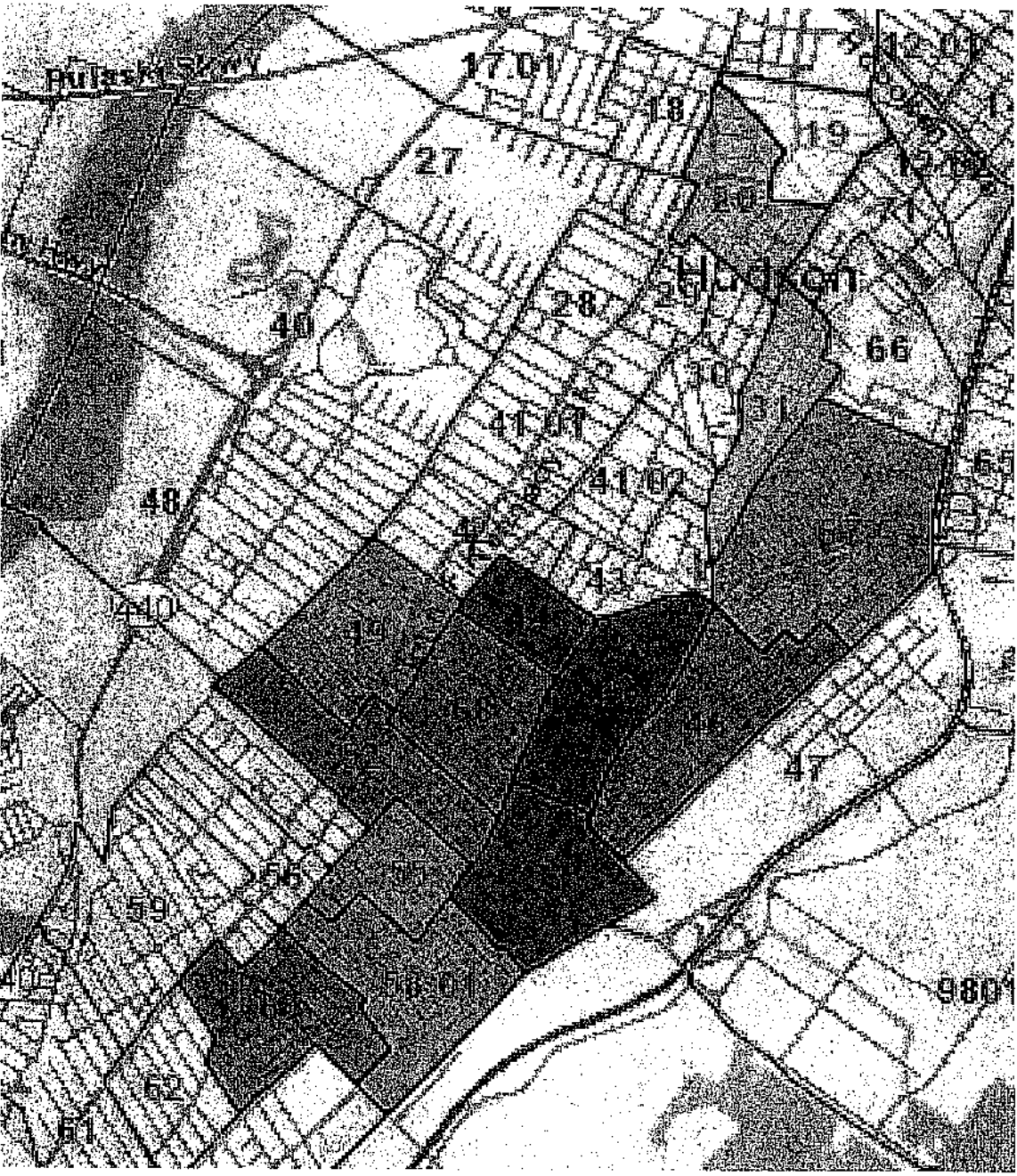
**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Sunday, April 06, 2014 10:01 AM  
**To:** Elcenko, Roseanne  
**Subject:** TEA request

This address is 1 Journal Square in Jersey City. I have attached my calculations and the CT map.  
Please prepare the usual TEA certification letter.  
Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  




Project is at 1 Journal Square, Jersey City, Hudson County, in CT 19



CT	2008-12 ACS Data				2013 Calculated Data			
	LF	Empl	Unempl	Un Rate	LF	Empl	Unempl	Un Rate
19	823	778	45	5.5	723	688	35	4.8
20	2,463	2,157	306	12.4	2144	1908	236	11.0
31	1,812	1,618	194	10.7	1581	1431	150	9.5
44	1,193	923	270	22.6	1025	816	208	20.3
45	1,831	1,427	404	22.1	1574	1262	311	19.8
46	1,180	940	240	20.3	1016	831	185	18.2
49	1,955	1,621	334	17.1	1691	1434	257	15.2
52	2,028	1,625	403	19.9	1748	1437	311	17.8
53	1,351	1,029	322	23.8	1158	910	248	21.4
55	963	798	165	17.1	833	706	127	15.3
58.01	2,301	1,883	418	18.2	1988	1666	322	16.2
60	2,128	1,712	416	19.5	1835	1514	321	17.5
67	1,234	1,011	223	18.1	1066	894	172	16.1
68	1,853	1,485	368	19.9	1597	1314	284	17.8
TEA	23115	19007	4108	17.8	19979	16813	3166	15.8
Hudson County	362,117	324,150	37967	10.5	315990	286731	29259	9.3

**Fish, David**

---

**From:** Elcenko, Roseanne  
**Sent:** Monday, April 07, 2014 3:24 PM  
**To:** Michael Evans  
**Subject:** RE: Another TEA

Mr. Evans:

This office is in receipt of your request. A determination as to the area's eligibility will be made within the next 10 business days.

Sincerely,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Monday, April 07, 2014 3:20 PM  
**To:** Elcenko, Roseanne; han@nts-nj.com  
**Subject:** Another TEA

This address is 111 Town Square Place, Jersey City, NJ 07310, in CT 77. I have attached my calculations and the CT map.

Please prepare the usual TEA certification letter.

Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  
Mobile: [REDACTED]

**Fish, David**

---

**From:** Elcenko, Roseanne  
**Sent:** Monday, April 07, 2014 3:22 PM  
**To:** Michael Evans  
**Subject:** RE: TEA request

Mr. Evans:

This office is in receipt of your request. A determination as to the area's eligibility will be made within the next 10 business days.

Sincerely,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Sunday, April 06, 2014 10:01 AM  
**To:** Elcenko, Roseanne  
**Subject:** TEA request

This address is 1 Journal Square in Jersey City. I have attached my calculations and the CT map. Please prepare the usual TEA certification letter. Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  
[REDACTED]

**Fish, David**

---

**From:** Michael Evans <mevans@evanscarrollecon.com>  
**Sent:** Monday, April 07, 2014 3:20 PM  
**To:** Elcenko, Roseanne; han@nts-nj.com  
**Subject:** Another TEA  
**Attachments:** Han TEA map and table.docx

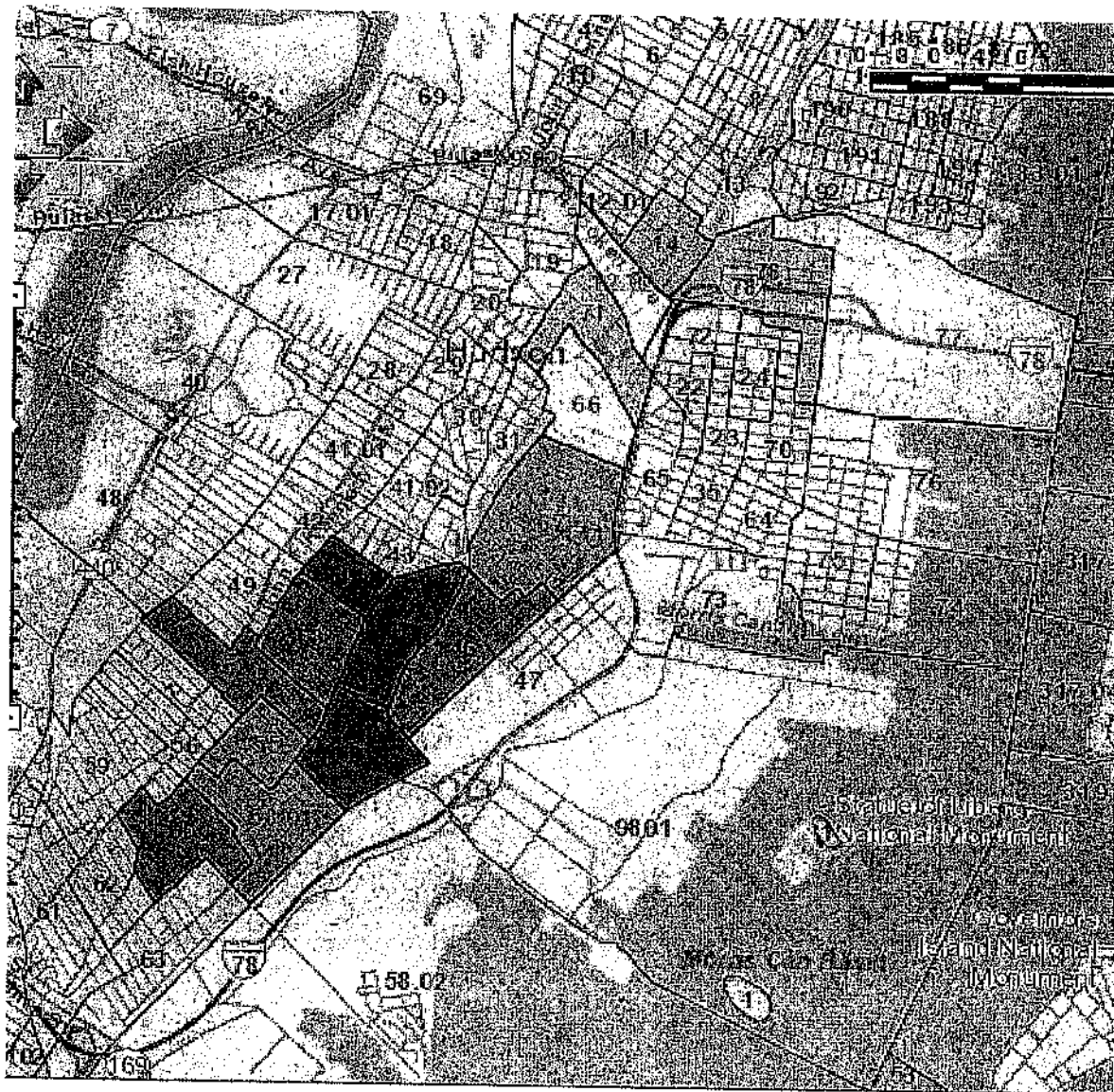
This address is 111 Town Square Place, Jersey City, NJ 07310, in CT 77. I have attached my calculations and the CT map.

Please prepare the usual TEA certification letter.

Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  
Mobile 561-252-1111

Property is located at 111 Town Square Place, Jersey City, NJ 07310, in CT 77.




CT	2008-12 ACS Data				2013 Calculated Data			
	LF	Empl	Unempl	Un Rate	LF	Empl	Unempl	Un Rate
12.02	702	660	42	6.0	616	584	32	5.3
14	2,351	2,111	240	10.2	2052	1867	185	9.0
44	1,193	923	270	22.6	1025	816	208	20.3
45	1,831	1,427	404	22.1	1574	1262	311	19.8
46	1,180	940	240	20.3	1016	831	185	18.2
52	2,028	1,625	403	19.9	1748	1437	311	17.8
53	1,351	1,029	322	23.8	1158	910	248	21.4
55	963	798	165	17.1	833	706	127	15.3
58.01	2,301	1,883	418	18.2	1988	1666	322	16.2
60	2,128	1,712	416	19.5	1835	1514	321	17.5
66	769	743	26	3.4	677	657	20	3.0
67	1,234	1,011	223	18.1	1066	894	172	16.1
68	1,853	1,485	368	19.9	1597	1314	284	17.8
71	1,879	1,645	234	12.5	1635	1455	180	11.0
77	6,980	6,801	179	2.6	6154	6016	138	2.2
78	564	504	60	10.6	492	446	46	9.4
	29307	25297	4010	13.7	25467	22377	3090	12.1
	362,117	324,150	37967	10.5	315990	286731	29259	9.3

**Fish, David**

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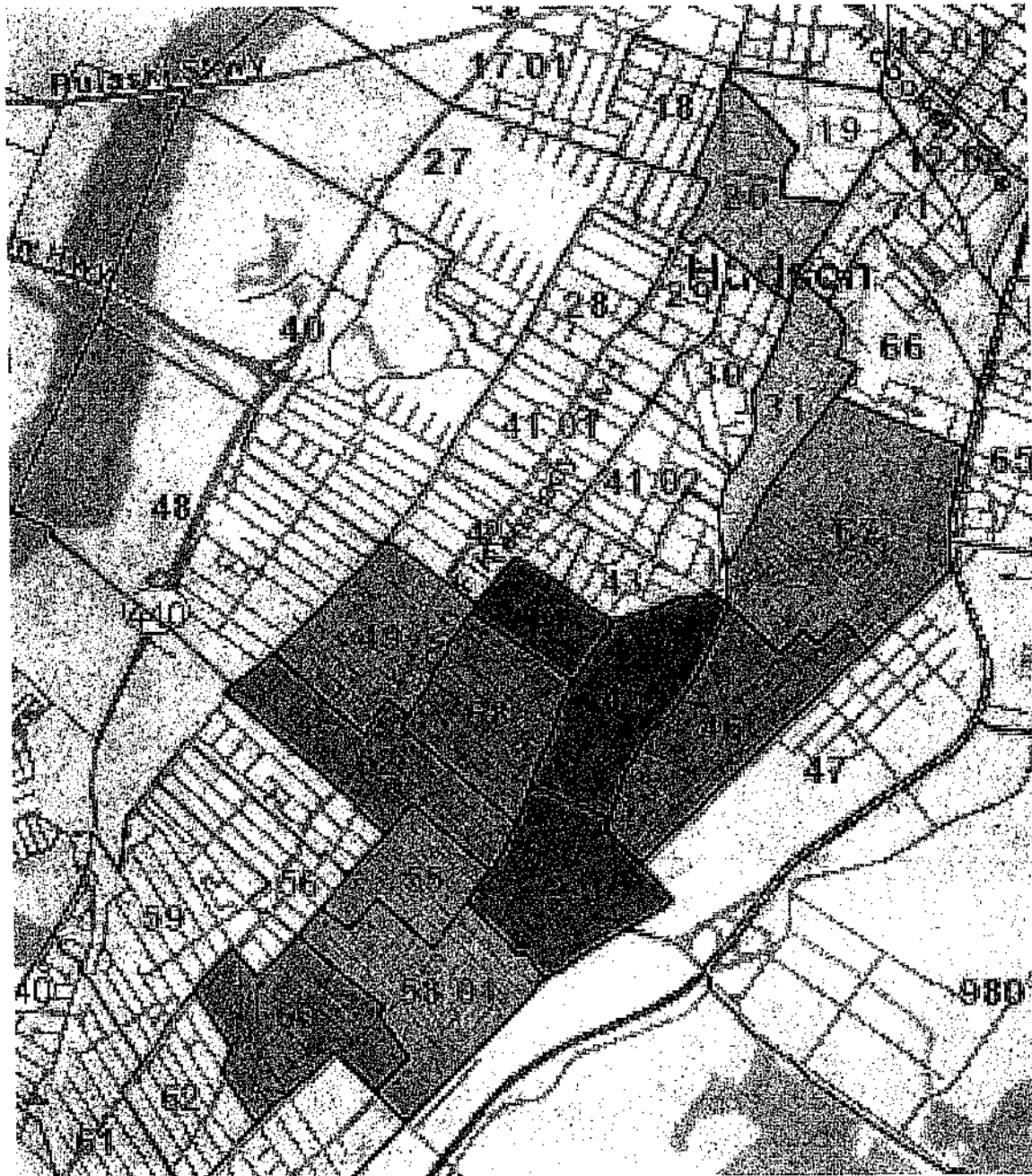
**From:** Michael Evans <mevans@evanscarrollecon.com>  
**Sent:** Sunday, April 06, 2014 10:01 AM  
**To:** Elcenko, Roseanne  
**Subject:** TEA request  
**Attachments:** Project is at 1 Journal Square.docx

This address is 1 Journal Square in Jersey City. I have attached my calculations and the CT map. Please prepare the usual TEA certification letter. Thank you in advance.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035  




Project is at 1 Journal Square, Jersey City, Hudson County, in CT 19



CT	2008-12 ACS Data				2013 Calculated Data			
	LF	Empl	Unempl	Un Rate	LF	Empl	Unempl	Un Rate
19	823	778	45	5.5	723	688	35	4.8
20	2,463	2,157	306	12.4	2144	1908	236	11.0
31	1,812	1,618	194	10.7	1581	1431	150	9.5
44	1,193	923	270	22.6	1025	816	208	20.3
45	1,831	1,427	404	22.1	1574	1262	311	19.8
46	1,180	940	240	20.3	1016	831	185	18.2
49	1,955	1,621	334	17.1	1691	1434	257	15.2
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53	1,351	1,029	322	23.8	1158	910	248	21.4
55	963	798	165	17.1	833	706	127	15.3
58.01	2,301	1,883	418	18.2	1988	1666	322	16.2
60	2,128	1,712	416	19.5	1835	1514	321	17.5
67	1,234	1,011	223	18.1	1066	894	172	16.1
68	1,853	1,485	368	19.9	1597	1314	284	17.8
TEA	23115	19007	4108	17.8	19979	16813	3166	15.8
Hudson County	362,117	324,150	37967	10.5	315990	286731	29259	9.3

**Fish, David**

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**From:** Elcenko, Roseanne  
**Sent:** Wednesday, January 15, 2014 3:29 PM  
**To:** Michael Evans  
**Subject:** RE: Harrison TEA

Mr. Evans:

I was able to look at this briefly and without an exact address to verify these locations using American FactFinder, all our office can do is certify a specific census tract.

1500 Port Imperial Boulevard in Weehawken, NJ is a valid address for American FactFinder and does indeed fall into census tract 179.

Since we are unable to verify where the other addresses fall (not in American FactFinder), please provide a list a tracts your client would like to use as a Targeted Employment Area.

Thank you,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Tuesday, December 24, 2013 4:12 PM  
**To:** Elcenko, Roseanne  
**Subject:** Re: Harrison TEA

Thank you for sending the Weehawken letter, which I received and forwarded to the client. But somewhat to my surprise, they replied as follows:

the client determined that CT 179 actually falls at 1500 avenue at Port Imperial. The location they were looking for was 1200 avenue at port imperial (likely the CT 183 you had initially determined).

They would like for you to follow-up on the issue. Since you are going back to NJ, they would also like to get additional CTs (if possible). They have the following parcels (see attached):

700 avenue at port imperial  
1000 avenue at port imperial  
1200 avenue at port imperial  
1400 avenue at port imperial  
1600 avenue at port imperial

Apparently they would like to know the CTs for each of these prroperties, and which ones qualify for a TEA.

Please let me know how you would like to proceed.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

---

**From:** "Elcenko, Roseanne" <Roseanne.Elcenko@dol.state.nj.us>  
**To:** Michael Evans <mevans@evanscarrollecon.com>  
**Sent:** Wednesday, November 27, 2013 10:42 AM  
**Subject:** RE: Harrison TEA

Mr. Evans:

The combination of tracts listed below meets the requirements of a TEA as defined by the EB-5 Investor Visa program. Utilizing 2012 data, the combination of tracts recorded an unemployment rate of 12.3 percent. This is above the minimum qualifying rate of 12.2 percent.

Please let me know to whom you would like the letter addressed.

Sincerely,

Roseanne Elcenko  
Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Wednesday, November 06, 2013 7:43 PM  
**To:** Elcenko, Roseanne  
**Subject:** Re: Harrison TEA

Thank you for your E-mail.

I find that the combination of CTs 179, 182, 169, 170, 171, 172, 148, and 149 have an unemployment rate of 14.2% in 2012.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

RIMS is still in business. I recently received this E-mail from them:  
Yes, we are open for business. We will continue to accept orders for multipliers for 2010 and allow previous orders to be downloaded while FY 2014 funding is provided under a continuing resolution (through January 15, 2014). Should funding cut by the sequestration be restored in FY 2014 as proposed in the President's Budget, the Bureau would reinstate the RIMS II program.

---

**From:** "Elcenko, Roseanne" <Roseanne.Elcenko@dol.state.nj.us>  
**To:** Michael Evans <mevans@evanscarrollecon.com>  
**Sent:** Wednesday, November 6, 2013 12:06 PM  
**Subject:** RE: Harrison TEA

Mr. Evans:

The corner of Pershing Road and Port Imperial Blvd in Weehawken appears to be located in census tract 179 (see attached document).

I ran the calculation using census tract 179 data and it does not meet the eligibility criteria of a TEA. Census tract 179 recorded an unemployment of 4.8 percent during 2012.

Please provide a list of contiguous tracts using census tract 179. Please let me know if you find this property is located in one of the tracts provided below.

Sincerely,

Roseanne Elcenko

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [<mailto:mevans@evanscarrollecon.com>]

**Sent:** Thursday, October 24, 2013 10:38 AM

**To:** Elcenko, Roseanne

**Subject:** Re: Harrison TEA

Thank you very much. I have another one, it is located at the corner of Pershing Rd. and Port Imperial Blvd in Weehawken. There isn't any street address yet. I believe it is located in CT 183.01.

I have used the 2007-11 ACS data and updated them to 2012 using the Census Share method. On this basis, I have calculated an unemployment rate of 13.2% for the contiguous CTs of 1, 2, 4,6,7,8,148,149,190,191, 193, and 183.01. The CT map is attached.

Could you please confirm this and if accurate issue the usual letter of certification.

Mike

Michael K. Evans

2785 NW 26th St. Boca Raton, FL 33434

Tel 561-470-9035

RIMS is still in business. I received this E-mail today from them:

Yes, we are open for business. We will continue to accept orders for multipliers for 2010 and allow previous orders to be downloaded while FY 2014 funding is provided under a continuing resolution (through January 15, 2014). Should funding cut by the sequestration be restored in FY 2014 as proposed in the President's Budget, the Bureau would reinstate the RIMS II program.

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**From:** "Elcenko, Roseanne" <[Roseanne.Elcenko@dol.state.nj.us](mailto:Roseanne.Elcenko@dol.state.nj.us)>

**To:** Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>

**Sent:** Wednesday, October 23, 2013 1:42 PM

**Subject:** RE: Harrison TEA

Mr. Evans:

The two properties listed below are indeed located in Harrison, NJ. Since the 2012 annual average unemployment rate for Harrison, NJ was 12.2 percent, the entire city of Harrison, NJ qualifies as a TEA.

Our office will draft two letter accordingly and mail them to your office in Boca Raton, FL.

Sincerely,

Roseanne Elcenko

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [<mailto:mevans@evanscarrollecon.com>]  
**Sent:** Thursday, September 19, 2013 9:42 AM  
**To:** Elcenko, Roseanne  
**Subject:** Harrison TEA

I am requesting a letter for TEA certification for 2 properties in Harrison, NJ. The addresses are 300 Middlesex St. and 300 Somerset St. I believe they are both in CT 138.

Based on my calculations, these are in a TEA consisting of the following CTs (see the attachment)

If this is correct, please send the usual letter to my address below.

Thank you.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

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**From:** "Elcenko, Roseanne" <[Roseanne.Elcenko@dol.state.nj.us](mailto:Roseanne.Elcenko@dol.state.nj.us)>  
**To:** Peter Jensen <[ptjensen@jensenlaw.com](mailto:ptjensen@jensenlaw.com)>; Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>  
**Sent:** Thursday, January 3, 2013 9:10 AM  
**Subject:** RE: Gloucester County NJ Port Development TEA

Mr. Jensen:

The contiguous areas listed below meet the criteria of a Targeted Employment Area (TEA) as defined by the EB-5 Investor Program.

Utilizing 2011 annual data, the combined areas recorded an unemployment rate of 15 percent. The qualifying rate for this time period is 13.4 percent.

If you would like an official letter from this office stating the above then please let me know.

Sincerely,

Roseanne Elcenko  
Labor Market Analyst 2  
Phone: 609.777.2193

[REDACTED]

---

**From:** Elcenko, Roseanne [Roseanne.Elcenko@dol.state.nj.us]  
**Sent:** Thursday, December 13, 2012 8:39 AM  
**To:** Michael Evans; Peter Jensen  
**Subject:** RE: Gloucester County NJ Port Development TEA

Mr. Evans:

As long as the cities are contiguous, we can run a calculation. You can utilize a body of water to link to areas, but their borders must be contiguous. Our office will investigate and let you know our findings.

Roseanne Elcenko  
Labor Market Analyst 2  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Wednesday, December 12, 2012 9:47 AM  
**To:** Peter Jensen  
**Cc:** Elcenko, Roseanne  
**Subject:** Re: Gloucester County NJ Port Development TEA

You will have to ask Rosanne Elcenko at the NJ Department of Labor if she will accept this methodology. She's the one who has to sign the letter.  
Roseanne Elcenko <Roseanne.Elcenko@dol.state.nj.us>;

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434 Tel 561-470-9035

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



## Fish, David

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**From:** Elcenko, Roseanne  
**Sent:** Wednesday, January 15, 2014 3:20 PM  
**To:** Michael Evans  
**Subject:** RE: Harrison TEA

Mr. Evans:

I should be able to take a look at these next week. Perhaps all the addresses fall within the same census tract. I will let you know my findings.

Sincerely,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

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**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Tuesday, December 24, 2013 4:12 PM  
**To:** Elcenko, Roseanne  
**Subject:** Re: Harrison TEA

Thank you for sending the Weehawken letter, which I received and forwarded to the client. But somewhat to my surprise, they replied as follows:

the client determined that CT 179 actually falls at 1500 avenue at Port Imperial. The location they were looking for was 1200 avenue at port imperial (likely the CT 183 you had initially determined).

They would like for you to follow-up on the issue. Since you are going back to NJ, they would also like to get additional CTs (if possible). They have the following parcels (see attached):

700 avenue at port imperial  
1000 avenue at port imperial  
1200 avenue at port imperial  
1400 avenue at port imperial  
1600 avenue at port imperial

Apparently they would like to know the CTs for each of these properties, and which ones qualify for a TEA.

Please let me know how you would like to proceed.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

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**From:** "Elcenko, Roseanne" <[Roseanne.Elcenko@dol.state.nj.us](mailto:Roseanne.Elcenko@dol.state.nj.us)>  
**To:** Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>  
**Sent:** Wednesday, November 27, 2013 10:42 AM  
**Subject:** RE: Harrison TEA

Mr. Evans:

The combination of tracts listed below meets the requirements of a TEA as defined by the EB-5 Investor Visa program. Utilizing 2012 data, the combination of tracts recorded an unemployment rate of 12.3 percent. This is above the minimum qualifying rate of 12.2 percent.

Please let me know to whom you would like the letter addressed.

Sincerely,

Roseanne Elcenko  
Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [<mailto:mevans@evanscarrollecon.com>]  
**Sent:** Wednesday, November 06, 2013 7:43 PM  
**To:** Elcenko, Roseanne  
**Subject:** Re: Harrison TEA

Thank you for your E-mail.

I find that the combination of CTs 179, 182, 169, 170, 171, 172, 148, and 149 have an unemployment rate of 14.2% in 2012.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

RIMS is still in business. I recently received this E-mail from them:

Yes, we are open for business. We will continue to accept orders for multipliers for 2010 and allow previous orders to be downloaded while FY 2014 funding is provided under a continuing resolution (through January 15, 2014). Should funding cut by the sequestration be restored in FY 2014 as proposed in the President's Budget, the Bureau would reinstate the RfMS II program.

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**From:** "Elcenko, Roseanne" <[Roseanne.Elcenko@dol.state.nj.us](mailto:Roseanne.Elcenko@dol.state.nj.us)>  
**To:** Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>  
**Sent:** Wednesday, November 6, 2013 12:06 PM  
**Subject:** RE: Harrison TEA

Mr. Evans:

The corner of Pershing Road and Port Imperial Blvd in Weehawken appears to be located in census tract 179 (see attached document).

I ran the calculation using census tract 179 data and it does not meet the eligibility criteria of a TEA. Census tract 179 recorded an unemployment of 4.8 percent during 2012.

Please provide a list of contiguous tracts using census tract 179. Please let me know if you find this property is located in one of the tracts provided below.

Sincerely,

Roseanne Elcenko

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

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**From:** Michael Evans [<mailto:mevans@evanscarrollecon.com>]

**Sent:** Thursday, October 24, 2013 10:38 AM

**To:** Elcenko, Roseanne

**Subject:** Re: Harrison TEA

Thank you very much. I have another one, it is located at the corner of Pershing Rd. and Port Imperial Blvd in Weehawken. There isn't any street address yet. I believe it is located in CT 183.01.

I have used the 2007-11 ACS data and updated them to 2012 using the Census Share method. On this basis, I have calculated an unemployment rate of 13.2% for the contiguous CTs of 1, 2, 4,6,7,8,148,149,190,191, 193, and 183.01. The CT map is attached.

Could you please confirm this and if accurate issue the usual letter of certification.

Mike

Michael K. Evans

2785 NW 26th St. Boca Raton, FL 33434

Tel 561-470-9035

RIMS is still in business. I received this E-mail today from them:

Yes, we are open for business. We will continue to accept orders for multipliers for 2010 and allow previous orders to be downloaded while FY 2014 funding is provided under a continuing resolution (through January 15, 2014). Should funding cut by the sequestration be restored in FY 2014 as proposed in the President's Budget, the Bureau would reinstate the RIMS II program.

---

**From:** "Elcenko, Roseanne" <[Roseanne.Elcenko@dol.state.nj.us](mailto:Roseanne.Elcenko@dol.state.nj.us)>

**To:** Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>

**Sent:** Wednesday, October 23, 2013 1:42 PM

**Subject:** RE: Harrison TEA

Mr. Evans:

The two properties listed below are indeed located in Harrison, NJ. Since the 2012 annual average unemployment rate for Harrison, NJ was 12.2 percent, the entire city of Harrison, NJ qualifies as a TEA.

Our office will draft two letter accordingly and mail them to your office in Boca Raton, FL.

Sincerely,

Roseanne Elcenko

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Elcenko, Roseanne [Roseanne.Elcenko@dol.state.nj.us]  
**Sent:** Thursday, December 13, 2012 8:39 AM  
**To:** Michael Evans; Peter Jensen  
**Subject:** RE: Gloucester County NJ Port Development TEA

Mr. Evans:

As long as the cities are contiguous, we can run a calculation. You can utilize a body of water to link to areas, but their borders must be contiguous. Our office will investigate and let you know our findings.

Roseanne Elcenko  
Labor Market Analyst 2  
Phone: 609.777.2193

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[REDACTED]

## Fish, David

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**From:** Elcenko, Roseanne  
**Sent:** Thursday, November 21, 2013 1:42 PM  
**To:** Michael Evans  
**Subject:** RE: Harrison TEA  
**Attachments:** ENCLOSURE.pdf; MIDDLESEX ST.pdf; SOMERSET ST.pdf

Mr. Evans:

Attached are the letters and the corresponding enclosure.

Sincerely,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]  
**Sent:** Thursday, November 21, 2013 9:49 AM  
**To:** Elcenko, Roseanne  
**Subject:** Re: Harrison TEA

I have not yet received these letters. Could you please look into this.  
Thank you.

Michael K. Evans  
2785 NW 26th St. Boca Raton, FL 33434  
Tel 561-470-9035

RIMS is still in business. I recently received this E-mail from them:  
Yes, we are open for business. We will continue to accept orders for multipliers for 2010 and allow previous orders to be downloaded while FY 2014 funding is provided under a continuing resolution (through January 15, 2014). Should funding cut by the sequestration be restored in FY 2014 as proposed in the President's Budget, the Bureau would reinstate the RIMS II program.

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**From:** "Elcenko, Roseanne" <Roseanne.Elcenko@doj.state.nj.us>  
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Sincerely,

Roseanne Elcenko

Labor Market Analyst 2

Office of Research and Information

NJ Department of Labor and Workforce Development

Phone: 609.777.2193

---

**From:** Michael Evans [mailto:mevans@evanscarrollecon.com]

**Sent:** Thursday, September 19, 2013 9:42 AM

**To:** Elcenko, Roseanne

**Subject:** Harrison TEA

I am requesting a letter for TEA certification for 2 properties in Harrison, NJ. The addresses are 300 Middlesex St. and 300 Somerset St. I believe they are both in CT 138.

Based on my calculations, these are in a TEA consisting of the following CTs (see the attachment)

If this is correct, please send the usual letter to my address below.

Thank you.

Michael K. Evans

2785 NW 26th St. Boca Raton, FL 33434

Tel 561-470-9035

---

**From:** "Elcenko, Roseanne" <Roseanne.Elcenko@dol.state.nj.us>

**To:** Peter Jensen <ptjensen@jensenlaw.com>; Michael Evans <mevans@evanscarrollecon.com>

**Sent:** Thursday, January 3, 2013 9:10 AM

**Subject:** RE: Gloucester County NJ Port Development TEA

Mr. Jensen:

The contiguous areas listed below meet the criteria of a Targeted Employment Area (TEA) as defined by the EB-5 Investor Program.

Utilizing 2011 annual data, the combined areas recorded an unemployment rate of 15 percent. The qualifying rate for this time period is 13.4 percent.

If you would like an official letter from this office stating the above then please let me know.

Sincerely,

Roseanne Elcenko

Labor Market Analyst 2

Phone: 609.777.2193

---

[REDACTED]

[REDACTED]

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Roseanne Elcenko  
Labor Market Analyst 2  
Phone: 609.777.2193

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**Technical Note for the Development of  
Unemployment Estimates for  
Harrison Town, New Jersey**

Estimates of labor force and unemployment have been developed for administrative use in identifying high unemployment areas under the provisions of the Immigration Act (IMMACT) of 1990. The estimates have been developed by procedures that have been approved by the Bureau of Labor Statistics (BLS).

Labor force estimates for Primary Metropolitan Statistical Areas (PMSAs), which include Hudson County, are derived from a proportional disaggregation of independently developed statewide employment and unemployment totals. To determine the Hudson County estimates for areas under 25,000 in population, we use the preferred BLS method called "Census-Share." Simplified, it means that we disaggregate Harrison Town by means of 2000 census data for employment and unemployment from the balance of Hudson County.

The Labor force is the sum of employment and unemployment. The unemployment rate is calculated by dividing the unemployment by the labor force.

The 2012 annual average unemployment rate of 12.2 percent for Harrison Town meets the qualifying rate of 12.2 percent (derived by multiplying the 2012 annual average US unemployment rate times a factor of 1.5) and therefore, an eligible high unemployment area.

New Jersey Department of Labor  
Office of Research and Information  
Division of Labor Market and Demographic Research  
Bureau of Labor Force Statistics and  
Local Area Unemployment Statistics

October 23, 2013



## State of New Jersey

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT  
LABOR MARKET and DEMOGRAPHIC RESEARCH

PO BOX 388  
TRENTON, NEW JERSEY 08625-0388

HAROLD J. WIRTHS  
Commissioner

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lieutenant Governor

October 23, 2013

Michael K. Evans  
2785 NW 26<sup>th</sup> Street  
Boca Raton, FL 33434

Mr. Evans:

Utilizing calendar year 2012 data, Harrison town, New Jersey (Hudson County), meets the criteria of a Targeted Employment Area. This determination is based upon the area having an average unemployment rate of at least 150 percent the national rate for the same time period.

The property of investment (300 Middlesex Street – Harrison, NJ) is located within Harrison town, New Jersey.

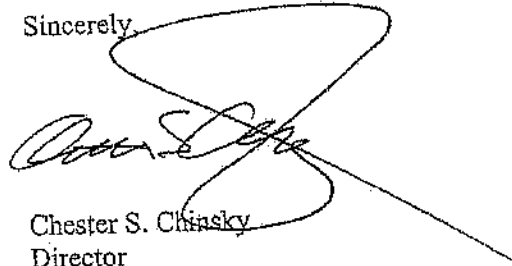
The New Jersey Department of Labor and Workforce Development is the designated state agency to provide information for the Immigration Act (IMMACT) of 1990. In cooperation with the US Bureau of Labor Statistics (BLS), we are the agency that produces the unemployment data used to determine whether an area's unemployment rate is in excess of the qualifying rate of 12.2 percent (150 percent of the US rate for the same time period).

The area stated above has an unemployment rate of 12.2 percent during calendar year 2012.

Please note: While the New Jersey Department of Labor and Workforce Development indicates that an area meets the qualifying rate, the final designation as a Targeted Employment Area will be made by the U.S. Citizenship and Immigration Services.

Attached is a technical note describing the methodology used to develop this estimate. You may contact Roseanne Elcenko of my staff at (609) 777-2193 for any additional information or questions.

Sincerely,



Chester S. Chinsky  
Director

Enclosure

*New Jersey is an Equal Opportunity Employer*



State of New Jersey

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT  
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**FILE COPY**

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Director

Enclosure

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## Fish, David

---

**From:** Elcenko, Roseanne  
**Sent:** Thursday, November 21, 2013 9:51 AM  
**To:** Michael Evans  
**Subject:** RE: Harrison TEA

Mr. Evans:

They were sent on October 23, 2013. I will scan a copy of the letters and email them to you later today.

Sincerely,

*Roseanne Elcenko*

Labor Market Analyst 2  
Office of Research and Information  
NJ Department of Labor and Workforce Development  
Phone: 609.777.2193

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Office of Research and Information  
NJ Department of Labor and Workforce Development  
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**To:** Peter Jensen <[ptjensen@jensenlaw.com](mailto:ptjensen@jensenlaw.com)>; Michael Evans <[mevans@evanscarrollecon.com](mailto:mevans@evanscarrollecon.com)>  
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