



Project Acquire and Pflugerville Community Development Deal Points Summary

Project Acquire Shall:

- (A) Occupy its current offices and facilities, which comprise 120,000 square feet, pursuant to a lease with a term of at least ten years with the owners of the property.
- (B) Expand its offices and facilities at the Project Site by an additional 60,000 square feet no later than December 31, 2019.
- (C) Maintain a valuation of at least \$5,000,000 on the tax rolls.
- (D) Expend, or cause to be expended, a minimum of \$4,000,000 in Capital Investment, which shall include investments related to the expansion of the Project Site, monthly lease payments made for the Project Site in anticipation of the expansion that is the subject of this EDPA, and \$700,000 in personal property for and in its offices and facilities.
- (E) During Year One, AFP shall maintain a minimum of 125 primary jobs at its offices and facilities in the City of Pflugerville;
- (F) During Year Two, AFP shall maintain the aforesaid 125 primary jobs and shall hire or relocate, after the Effective Date, at least ten (10) additional primary jobs at its offices and facilities in the City of Pflugerville.
- (G) During Year Three AFP shall maintain the aforesaid 125 primary jobs and the ten (10) primary jobs created during Year Two and shall hire or relocate, after the Effective Date, a minimum of twelve (12) additional primary jobs at its offices and facilities in the City of Pflugerville.
- (H) During the Remainder of the Term, AFP shall maintain all of the primary jobs maintained during Year One and added during Year Two and Year Three.
- (I) Within sixty (60) days from the end of each year AFP shall provide PCDC with an Annual Performance, Employment and Payroll Certification.

PCDC Shall:

- (A) At the end of Year One, PCDC shall pay AFP a grant of \$35,000.
- (B) At the end of Year Two, PCDC shall pay AFP an additional grant of \$35,000.
- (C) At the end of Year Three, PCDC shall pay AFP an additional grant of \$35,000.
- (D) PCDC shall provide AFP job fair and skill development
- (E) PCDC will provide one health and wellness seminar to AFP

Financial Incentive Determinations by PCDC:

- (A) Financial incentive determinations shall be made no later than July 1st of each year in.
- (B) Financial incentive payments shall be paid on or before July 31st.
- (C) All financial incentives paid under this EDPA shall not exceed \$105,000.