



**PCDC / MDC VACUUM PRODUCTS, LLC. EDPA DEAL POINTS
CITY COUNCIL - MARCH 9, 2021**

The PCDC Economic Performance Agreement with MDC Vacuum Products, LLC. has a five year term and provides a maximum incentive of \$250,000. MDC is required to invest a total of \$4.45 MM and bring up to 90 FTE jobs to the City of Pflugerville. All incentives are due and payable each year on or before September 30, provided that MDC has furnished proof of compliance and reports.

MDC VACUUM GRANT REQUIREMENTS

Year One:

1. Enter into a lease of the building in the City of Pflugerville for a minimum of five years;
2. invest \$650,000.00 in capital improvements, equipment expenses, personal property, and the lease agreement;
3. Relocate or create a minimum of twenty (20) FTE jobs in the City of Pflugerville with an average annual wage of no less than \$42,000.00 plus medical benefits;
4. Obtain a Certificate of Occupancy, meet all City rules for permitting and occupancy; and provide receipts for the Capital/tenant improvements & equipment expenses of up to \$650,000.00.

Year Two:

1. Maintain residency and leasehold in Pflugerville;
2. Invest an additional \$650,000.00 in personal property and capital improvements.
3. Create up to 20 new FTE jobs and maintain the 20 jobs from Year One, each with an average annual wage of no less than \$42,000.00 plus medical benefits.
4. Provide receipts for the additional Capital/tenant improvements & equipment expenses of up to the additional \$650,000.00.

Year Three:

1. Maintain residency and leasehold in Pflugerville.
2. Invest an additional \$900,000.00 in personal property and capital improvements;
3. Create up to 20 new FTE jobs and maintain the 40 FTE jobs from previous years, each with an average annual wage of no less than \$42,000.00 plus medical benefits.
4. Provide receipts for the additional Capital/tenant improvements & equipment expenses of up to \$900,000.00.

Year Four:

1. Maintain residency and leasehold in Pflugerville;
2. Invest an additional \$1,500,000.00 in personal property and capital improvements;
3. Create up to 20 new FTE jobs and maintain the 60 FTE jobs from previous years, each with an average annual wage of no less than \$42,000.00 plus medical benefits;
4. Provide receipts for the additional Capital/tenant improvements & equipment expenses of up to \$1,500,000.00.

Year Five:

1. Maintain residency and leasehold in Pflugerville;
2. Invest an additional \$750,000.00 in personal property and capital improvements;
3. Create up to 10 new FTE jobs and maintain the 80 FTE jobs from previous years, each with an average annual wage of no less than \$42,000.00 plus medical benefits.
4. Provide receipts for the additional Capital/tenant improvements & equipment expenses of up to \$750,000.00.

PCDC GRANT OBLIGATIONS:

1. Year One: PCDC fund a Relocation Grant of up to \$75,000.00;
2. Year Two: PCDC fund a Jobs Grant of \$2500.00 per new job created, up to a maximum of \$50,000.00;
3. Year Three: PCDC pays a Jobs Grant of \$2500.00 per new job created, up to a maximum of \$50,000.00;
4. Year Four: PCDC pays a Jobs Grant of \$2500.00 per new job created, up to a maximum of \$50,000.00;
5. Year Five: PCDC shall pay MDC a Jobs Grant of \$2500.00 per new job created, up to a maximum of \$25,000.00.
6. Coordinate with Texas Workforce Solutions to host job fairs for MDC as needed;
7. Assist MDC in obtaining skill development funds and other state workforce grants to train new workforce;
8. Provide a health and wellness seminar administered by Baylor Scott & White Hospital;
9. Provide MDC a one-year, Executive Membership in the Pflugerville Chamber of Commerce;