



Chapter 380 Agreement Summary – 12.4.17 – Ocampo Brothers, LLC

The Company

- Ocampo Brothers, LLC (Bull's Pen Café)

The Project

- Redevelopment of a 4,870 SF restaurant facility on a 1-acre site at 717 N. Bryan-Belt Line Rd.

Company Covenants

- Complete remodel and upgrade of the facility by December 31, 2017
- Make capital expenditure of at least \$150,000
- Open for business by January 1, 2018
- Employ and retain a minimum of 10 full-time employees

City Covenants

- Reimburse to the developer all development fees paid by Ocampo Brothers, LLC, not to exceed \$2,193.80, upon issuance of Certificate of Occupancy and making the payment request
 - Documents required with payment request
 - Capital Investment Certificate
 - Proof of payment of all Impact and Permit Fees
- Reimburse to the developer the net of the 1% local Sales and Use Taxes paid by Ocampo Brothers, LLC, through the State Comptroller that are deposited to the City of Mesquite and attributed to the Bull's Pen Café, not to exceed at total of \$52,806.20, paid in bi-annual increments, from January 1, 2018 through December 31, 2022
 - Documents required with payment request
 - Verification of a minimum of 10 full-time employees
 - Verification of amount and receipt of payment of Sales and Use Taxes paid to the City of Mesquite attributed to the Bull's Pen Café

Agreement Points

- Term of the agreement is effective date through December 31, 2022
- The clawback is repayment of 50% of any Development Fees reimbursed and all Sales and Use Taxes granted at the point of default
- A covenant requiring compliance with all maintenance regulations as part of a condition for payment of incentives is included