

Alcon Expansion EDPA

Kelly Baggett

Economic Development Department

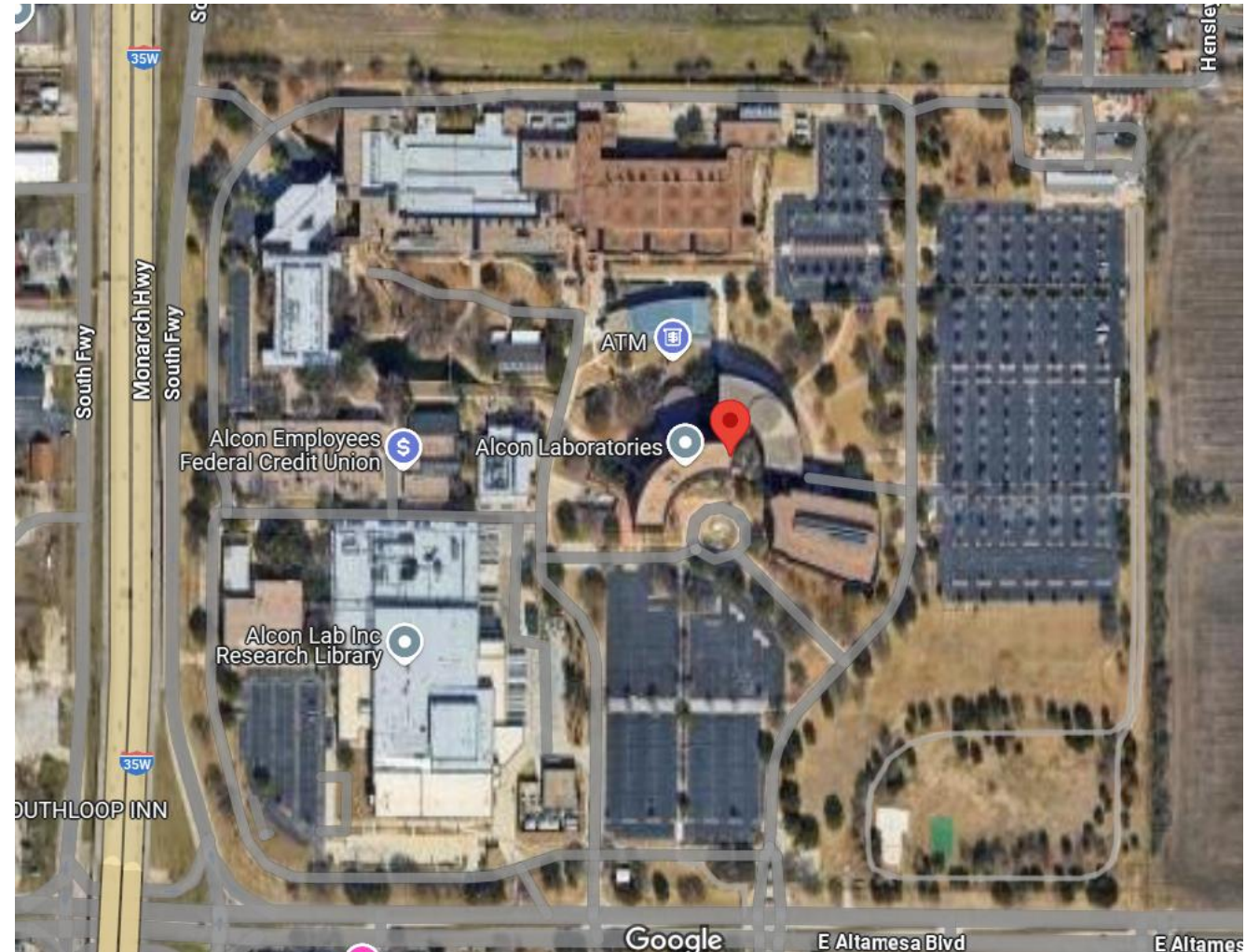
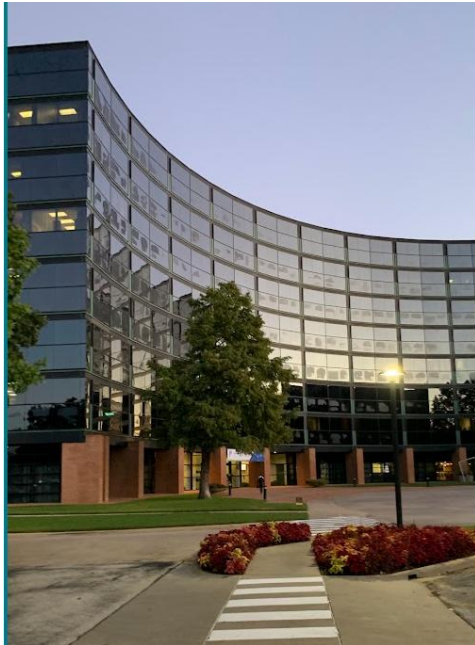
September 23, 2025

Project Overview

- Merger with Novartis and subsequent split as Alcon went public in 2019 impacted a number of Alcon's business units
- Changes in market conditions and operational efficiencies have led to a reevaluation of the location of some business units
- Alcon Research, LLC is conducting a site search for two product lines **to relocate operations from Belgium (viscoelastic surgical devices) and France (unit dose pharma products).**
- **Competing domestic and international sites** for the project

Project Location

6201 South Freeway



Company Commitments

- Alcon proposes to expand its campus location in Fort Worth
- Combined **Min. Capital Investment of \$186 Million** by December 31, 2028
 - **Product Line 1** (Belgium-based viscoelastic surgical devices):
\$25M in RP improvements by Dec 31, 2028 and \$60M in BPP by Jan 1, 2029
 - **Product Line 2** (France-based unit dose pharma products):
\$43M in RP improvements by Dec 31, 2028 and \$58M in BPP by Jan 1, 2029
- Minimum **241 Full-Time jobs**
 - Product Line 1: Min. 84 Jobs by December 31, 2029
 - Product Line 2: Min. 157 Jobs by December 31, 2029
- Minimum **Average Annual Salary of \$75,000**

Overview of Proposed Incentive Terms

- **7-year EDPA 380 Agreement** (providing grants capped at **\$6 M** in total)
 - **50% if Product Line 1 only** (Belgium-based viscoelastic surgical devices) on Real and BPP M&O
 - **60% if Product Line 2 only** (France-based unit dose pharma products) on Real and BPP M&O
 - **70% if both Product Lines are delivered** (effective rate of 55% as based on M&O only)
- Subject to company performance requirements
 - Failure to meet **minimum investment** results in **default**
 - Failure to meet **min. \$75,000 average salary** requirement results in **forfeiture** of annual 380 grant
 - Failure to meet full **jobs commitment** results in **forfeiture** of annual 380 grant
- Additional rights, requirements, and penalties apply as negotiated



Combined Project Summary

Private Investment and Employment

- Min. \$186 Million Capital Investment
 - \$68 Million Real Construction Costs
 - \$118 Million Business Personal Property
- 241 jobs
- Minimum Average Annual Wages: \$75,000

7-year incentive proposal (EDPA)

- Up to 70% of incremental M&O taxes on Real and BPP, if both product lines delivered
 - Effective rate of 55%
- Overall incentive cap of \$6 Million

Private/Public Ratio

Est. Incentive	\$ 4.2 Million
NPV Benefit	\$ 3.4 Million
City Participation	1.8%
Est. P:P Ratio (NPV)	55.4:1

CFW Tax Revenue (7 yr. projection)

Net New Taxes (total)	\$ 3.5 Million
Net New Taxes (NPV)	\$ 2.8 Million

Project Funding Performance

Year City is Net Positive:	Year 1
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Recommendation

- Enter into a 7-year EDPA agreement with Alcon Research, LLC based on up to 70% of the incremental value of real and business personal property taxes
- M&C for City Council consideration: September 30

Thank you

