

MOHNARK PHARMACEUTICALS, INC.

City of Fort Pierce Commissioners Meeting

Monday, February 09, 2026 | 9:00 am



Mohnark

Pharmaceuticals, Inc.

Mohnark Pharmaceuticals, Inc. is an SBA Certified Veteran-Owned OTC drug manufacturer delivering Made in USA pain relief, antifungal, and specialty care creams that are high-quality, affordable, and accessible from their cGMP facility, to customers nationwide.

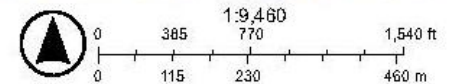
Project Location:

Mohnark Pharmaceuticals
Renaissance Business Park
City of Fort. Pierce

Map Exhibit



11/21/2025, 4:24:40 PM



Mohnark Pharmaceuticals Project Scope



Business
Expansion



12,800 ft²
(existing)



\$600,000
Facility Capital Investment



\$1.4 Million
Machinery & Equipment
Capital Investment



11 FTE Jobs



\$25.80 hourly
108% SLC Average Wage

Economic Impact Analysis



\$710,638.68

Direct Annual Recurring Payroll

NEW JOBS
(Recurring Impact)

IMPACT	Employment	Labor Income	Output
Direct	11.00	\$710,638.68	\$4.636M
Indirect	3.76	\$161,044.36	\$671,324.82
Induced	2.42	\$100,195.92	\$407,946.16
Total	17.18	\$971,878.96	\$5.715 M

Capital Investment & Job Performance Incentives

TARGETED INDUSTRY

- New Job Creation: 11
- Average Wage: \$53,664 (108% of SLC AVWG)
- Capital Investment: \$600,000 Facility | \$1.4 Million TPP



CITY OF FORT PIERCE

- Ad-valorem Tax Exemption
 - (80% Yrs 1-2, 70% Yrs 3-4, 60% Yr 5, 40% Yr 6)

Year	New Jobs (cumulative)	Avg Wage (estimated)	TPP Value (projected)	TPP Depreciation (estimated)	City Millage (2025)	TPP Tax Revenue w/o Exemption (estimated)	TPP Tax Exemption Percentage	TPP Tax Exemption Amount (estimated)	Total Net TPP Tax Revenue (estimated)
1	4	\$53,664	\$265,000	91%	6.9000	\$1,663.94	80%	-\$1,430	\$234
2	11	\$53,664	\$1,060,000	82%	6.9000	\$5,997.48	80%	-\$5,155	\$843
3	11	\$55,274	\$1,460,000	80%	6.9000	\$8,051.14	70%	-\$6,055	\$1,996
4	11	\$55,274	\$1,460,000	76%	6.9000	\$7,619.97	70%	-\$5,731	\$1,889
5	11	\$55,274	\$1,460,000	63%	6.9000	\$6,319.42	60%	-\$4,074	\$2,246
6	11	\$56,932	\$1,460,000	52%	6.9000	\$5,245.53	40%	-\$2,254	\$2,991
7	11	\$56,932	\$1,460,000	44%	6.9000	\$4,388.23	0%	\$0	\$4,388
8	11	\$56,932	\$1,460,000	35%	6.9000	\$3,562.17	0%	\$0	\$3,562
9	11	\$56,932	\$1,460,000	27%	6.9000	\$2,719.98	0%	\$0	\$2,720
10	11	\$56,932	\$1,460,000	22%	6.9000	\$2,175.98	0%	\$0	\$2,176
						\$47,743.85		-\$24,698	\$23,046



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