Minutes of the
Meeting of the Board of Directors
Of the City of Grand Prairie
Tax Increment Financing District 1
City Hall Council Briefing Room
300 W. Main St.
Monday, October 13, 2025
4:00 PM

Call to Order
Chairperson Jorja Clemson, Chair of TIF #1, called the meeting to order at 4:07 pm. Present included Board members Jorja Clemson, Bessye Adams, John Lopez, Mark Ford, Jabari Stoglin, and Tony Ramirez, and others—Julie Dosher, Cheryl De Leon, Lee Harriss, Thao Vo, Farel Otieno, Susan Sanders, Vanna Ngo, Patric Short, James Bell, Latifia Coleman, and Luis Barerra.

Consider minutes of meeting of August 19, 2025
Motion to approve by Bessye Adams, seconded by John Lopez. The minutes were approved

Economic Development 380 Incentive Agreement with Modine Manufacturing Company for up to Ten Years for an amount not to exceed $788,407, Funded Through TIF #1
Economic Development Director Tony Ramirez and Farel Otieno, Business Manager-Recruitment/ Retention/Expansion presented the project. The purpose of this request is to seek approval of a Economic Development incentive agreement with Modine Manufacturing Company. Modine is investing approximately $59 million in Grand Prairie and creating a significant number of full-time jobs and indirect quality jobs with average annual earnings of $66,760. The incentive will not exceed $788,407 which will be funded over approximately five years through TIF #1 revenues, ensuring performance-based support without impact to the City's General Fund. Approval of this agreement will secure significant capital investment, high-quality job creation, capture the growing electronics and data center supply chain industry, and long-term economic growth for the City. The proposed incentive is structured as a performance-based payment based on the City's Business Personal Property tax, estimated at $788,407 over five years. The City will first collect the full tax revenue, ensuring compliance with commitments before rebates are issued. Additionally, funding through TIF #1 ensures the General Fund remains unaffected. This approach balances fiscal prudence with economic growth by tying incentives directly to job creation, payroll, and capital investment performance.
Motion to approve by John Lopez, seconded by Bessye Adams.
Approved.

TIF Taxable Value Update
Special District Administrator Lee Harriss presented the financial report for TIF 1 as of September 30, 2025 and certified values for FY 2026.

Adjournment
The meeting adjourned at 4:35 pm.