



Modine Manufacturing Company
1500 DeKoven Avenue
Racine, Wisconsin 53403-2552
Tel. 262.636.1200

October 13, 2025

Mr. Tony Ramirez
Director, Economic Development
City of Grand Prairie
Grand Prairie Municipal Complex
300 West Main Street
Grand Prairie, TX. 75050

Ms. Adriana Cruz
Executive Director
Office of the Governor
Economic Development & Tourism
Post Office Box 12428
Austin, Texas 78711-2428

Re: Project Description Letter for Modine Manufacturing Company
City of Grand Prairie, Texas Enterprise Project Application- Tab 12
State Tax Identification Number: 1-39-0482000-1

Dear Mr. Ramirez and Ms. Cruz:

Modine Manufacturing Company (“Modine”) is pleased to present the relevant information required by Chapter 2303, of the Government Code for your consideration and nomination of Modine at a new Grand Prairie facility as an Enterprise Project for job creation, and capital investment benefits.

Modine is an American multinational corporation headquartered in Racine, Wisconsin, specializing in thermal management solutions. Founded in 1916, Modine designs, engineers, and manufactures heat transfer products for industries including automotive, HVAC, commercial, industrial, and data center infrastructure. The company operates globally with manufacturing and engineering facilities across North America, Europe, Asia, and South America. Modine functions through two reporting segments: Climate Solutions and Performance Technologies. The Climate Solutions segment focuses on HVAC systems, ventilation, and energy-efficient cooling for buildings and data centers, while Performance Technologies delivers high-performance thermal systems for vehicles and industrial equipment. In 2025, Modine reported revenues of \$2.6 billion and employs approximately 11,300 people worldwide of which 134 are in Texas. Modine currently has Texas sites in Jacksonville, Longview, and Laredo. The company is committed to sustainability and innovation, aiming to engineer a cleaner, healthier world through advanced thermal technologies.

Modine’s Qualified Business Site (“QBS”) is located at 2100 Refuge Way, Grand Prairie, TX 75050 (“Grand Prairie”). This new facility will play a key role in Modine’s U.S. operations, supporting the production and testing of advanced cooling equipment for data centers under the Airedale by Modine™ brand. The Grand Prairie site is part of Modine’s strategic expansion to meet growing demand for scalable, energy-efficient cooling solutions in the Dallas region and beyond. It operates in coordination with other Modine facilities to form an integrated network that enhances engineering, manufacturing, and service capabilities. A key element of Modine’s success in recent years has been realized through implementing a “in region, for region” manufacturing strategy. While some of the products manufactured at this site may get exported by its customers, Modine is committed to supporting domestic data centers in furtherance America’s goal of achieving global AI dominance. Currently, Modine does not have any transportation needs requiring assistance from the Governor’s

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Office. The company affirms that payroll and tax records related to business activity at the Grand Prairie QBS will be maintained separately from all other facilities.

Over the next five years, Modine plans on spending \$38 million on capital projects at the Grand Prairie facility. Modine plans on spending \$1.8M on building improvements and warehouse racking. The additional \$36.3M will be allocated to manufacturing equipment and material handling equipment. In the short term, we expect three production lines. In the long run, we're designing the possibility of two additional production lines.

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job benefits if the business has clearly demonstrated that "the business is able to employ individuals in accordance with Section 2303.402." Modine will be able to meet this job creation requirement.

Modine qualifies under Government Code 2303.404 to receive the enterprise project designation, because (1) it involves "an expansion, renovation, or new construction"; (2) it will be completed within a predetermined period of time not to exceed 5 years; and (3) the company utilizes a cost center-based accounting system that allows for tracking of income and expenses related to its Grand Prairie, Texas facility.

The Grand Prairie facility is located in Census Tract 153.04, Block Group 2 in Dallas County. Modine commits to hiring twenty-five percent (25%) economically disadvantaged persons, veterans, or enterprise zone residents for its new or replacement personnel at the Grand Prairie facility, for certified jobs over the next five years.

Modine will be seeking benefit for 500 new full-time positions under the enterprise zone program. Given the proposed investment, no Texas layoffs or reductions in employment are contemplated at this time. Modine expects up to 1,000 new jobs at the facility once fully operational over the next five years.

Modine is very involved in its local communities. Modine develops close ties with the schools, government agencies, local organizations and contributes time and resources to a variety of charities. Modine supports local education efforts in the form of scholarships and its employees are involved with the community.

Modine's commitment to open a new Grand Prairie production facility is an exciting and integral part of the growing Grand Prairie business community. We look forward to working with the Texas Enterprise Zone program, the City of Grand Prairie, and the State of Texas in the coming years.

Sincerely,

John Tetteh-Eshun

John Tetteh-Eshun
Plant Manager – Data Center
Modine Manufacturing Company