



CITY OF GRAND PRAIRIE

**RESOLUTION**

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**MEETING DATE:** 11/04/2025

**PRESENTER:** Tony Ramirez, Director Economic Development

**TITLE:** Resolution Nominating Modine Manufacturing Company for Texas Enterprise Zone Project Designation under the Texas Enterprise Program, administered by the Office of the Governor Economic Development and Tourism through the Economic Development Bank. The Texas Enterprise Zone Program is a state sales and use tax refund program designed to encourage private investment and job creation.

**REVIEWING COMMITTEE:**

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**SUMMARY:**

The City of Grand Prairie is requested to consider a resolution authorizing the nomination of Modine Manufacturing Company (“Modine”) to the Office of the Governor, Economic Development and Tourism Division, through the Economic Development Bank, for designation as a Qualified Business and Enterprise Project under the Texas Enterprise Zone Program, pursuant to Chapter 2303 of the Texas Government Code.

Modine, an American multinational corporation specializing in thermal management technologies, is establishing a new production facility located at 2100 Refuge Way, Grand Prairie, Texas. The facility will support the manufacturing and testing of advanced cooling systems for data centers under the Airedale by Modine™ brand. Over the next five years, Modine anticipates investing approximately \$59 million in capital improvements and equipment and creating over 1000 new full-time jobs.

The project qualifies under the Texas Enterprise Zone Act and aligns with the City’s ongoing efforts to attract high-quality, sustainable manufacturing investment and job creation.

**PURPOSE OF REQUEST:**

The purpose of this item is to obtain City Council approval of a Resolution nominating Modine Manufacturing Company to the Office of the Governor for designation as an Enterprise Project under the Texas Enterprise Zone Program.

This designation allows Modine to apply for state-administered sales and use tax refunds on qualified expenditures associated with its Grand Prairie expansion. The nomination does not obligate the City to provide any direct financial incentives beyond those authorized under Ordinance No. 11305-2022, previously adopted by the City Council electing participation in the Enterprise Zone Program and designating an enterprise project.

**EXPENDITURE HISTORY (2 to 3 yrs info):**

There is no direct fiscal impact on the City associated with this resolution. The State of Texas administers all Enterprise Zone tax refunds and incentives directly to the qualified business.

**RECOMMENDATION:**

Staff recommends approval of a Resolution of the City Council of the City of Grand Prairie, Texas, authorizing the nomination of Modine Manufacturing Company to the Office of the Governor, Economic Development and Tourism Division, through the Economic Development Bank, for designation as a Qualified Business and Enterprise Project under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Exhibit 1: Project Description Letter

**BODY**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS NOMINATING MODINE MANUFACTURING COMPANY TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM (“EDT”) THROUGH THE ECONOMIC DEVELOPMENT BANK (“BANK”) FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE PROJECT (“PROJECT”) UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (“ACT”)**

**WHEREAS**, the City of Grand Prairie, Texas (“City”) on November 1, 2022, passed Ordinance No. 11305-2022 electing to participate in the Texas Enterprise Zone Program, previously nominating a project for designation as an enterprise zone; and

**WHEREAS**, the local incentives offered under this Resolution are the same on this date as were outlined in Ordinance No. 11305-2022; and

**WHEREAS**, the Office of the Governor Economic Development and Tourism (“EDT”) through the Economic Development Bank (“Bank”) will consider the project proposed by Modine Manufacturing Company as an enterprise project pursuant to a nomination and an application made by the City; and

**WHEREAS**, the City desires to pursue creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

**WHEREAS**, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the “Act”), Modine Manufacturing Company has applied to the City for designation as an enterprise project; and

**WHEREAS**, the City finds that Modine Manufacturing Company meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Modine Manufacturing Company is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone and at least twenty-five percent (25.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of Modine Manufacturing Company as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and

**WHEREAS**, the City finds that Modine Manufacturing Company meets the criteria for tax relief and other incentives adopted by the City and nominates Modine Manufacturing Company as an enterprise project on the grounds that it will be located at the qualified business site and will create a higher level of employment, economic activity and stability; and

**WHEREAS**, the City finds that it is in the best interest of the City to nominate Modine Manufacturing Company as an enterprise project pursuant to the Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** That the recitals and findings of the Grand Prairie City Council set forth above and its actions approving this Resolution taken at the Council meeting are hereby incorporated, approved and adopted.

**SECTION 2.** That Modine Manufacturing Company is a “qualified business,” as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

**SECTION 3.** That the City of Grand Prairie hereby nominates Modine Manufacturing Company to the State of Texas for enterprise project status.

**SECTION 4.** That the enterprise project shall take effect on the date of designation of the enterprise project by the Office of the Governor Economic Development and Tourism and terminate five (5) years after the date of designation.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 4<sup>TH</sup> DAY OF NOVEMBER 2025.**