

AGENDA REPORTMeeting Date: October 21, 2026Item Number: 4Prepared By: Jason Greiner**Subject**

Consider and act upon a First Amendment to the Performance Agreement between the WEDC and G01 Enterprises/Mann Made.

Recommendation

Motion to approve a First Amendment to the Performance Agreement with G01 Enterprises, Inc. (dba Mann-Made Industries) and further authorize the Executive Director to execute any and all necessary documents.

Discussion

City Council approved a Performance Agreement with Project 2025-8i in the amount of \$25,000 on January 13, 2026. Subsequently, the WEDC approved the same on January 21, 2026, with the project receiving final WEDC approval on February 18, 2026.

Mann-Made purchased the additional machinery and equipment but experienced unforeseen delays related to equipment repairs, including issues with the hydraulic pump and oil system. As provided for in the Performance Agreement, Mann-Made requested a 90-day extension to the completion deadline, which extended its original deadline from August 18, 2026, to November 16, 2026.

Mann-Made is actively working to repair the equipment and troubleshoot solutions to get it fully operational. However, they are still facing delays in contractor availability to install the extrusion press due to surgery. Staff believes that one additional extension will give them ample time to get the equipment up and running.

This First Amendment provides an 180-day extension to Section (a)(i) (CO Deadline), modifying the completion deadline from 11-16-26 to 5-15-27 to allow the company additional time to complete the installation.

Original Analysis:

- CO Deadline: August 18, 2026
- Amended Deadline with 90-Day Extension: November 16, 2026

As Presented:

- Amended CO Deadline with 180 Extension: May 15, 2027

II. Performance Requirements for Economic Incentive.

(a) Incentive No. 1: An Economic Incentive of Twenty-Five Thousand Dollars (\$25,000.00) will be paid to Company upon completion of the following Performance Requirements for Incentive No. 1:

- 1) Receipt of documentation by WEDC of a Certificate of Occupancy for the Facility issued by the City of Wylie or a completion letter from the City's Chief Building Official verifying the installation of a new equipment line (a "Certificate of Occupancy"), approval of said documentation at the sole and absolute discretion of the WEDC, and that the Facility is open and operating as of August 18, 2026 (the "CO Deadline"); and
- 2) Receipt of documentation by WEDC confirming the total Project cost as evidenced by paid invoices supporting the equipment purchase, relocation, and installation costs, approval of said documentation at the sole and absolute discretion of the WEDC; and
- 3) Company is current on all ad valorem taxes and other property taxes due on the Facility, and provide written notice and evidence of such payment to WEDC in a form satisfactory to WEDC; and
- 4) Employment verification confirming the number of Full-Time Employees employed at the Facility, which shall not be less than Five (5) Full-Time Employees, approval of said documentation at the sole and absolute discretion of the WEDC; and
- 5) Eligibility expiration for the Company to qualify for this Incentive No. 1 is August 18, 2026.