



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors - Regular Monthly Meeting
Monday, December 8, 2025 - 6:00 O'clock p.m.
104 East Main Street, Quinlan, Texas, 75474

AGENDA

1. Call to Order

2. Minutes

3. Treasurer's Report

Regular Meeting

Review and consider approval of the minutes from the Regular Meeting held November 10, 2025.

4. Public Hearing

Operating Statement & Invoices

- a. Review and consider approval of the October Operating Statement.
- b. Brown & Hofmeister, L.L.P., for Preparation of published notice for Texas Café, for \$90.00.
- c. Hunt County Prorated Tax Due on property 105 W. First Street, Quinlan TX, 75474 at a total of \$316.63.
- d. Starbucks Water Tap Fee reimbursements, \$14,303.70.
- e. Herald Banner Public Notice for projects #25-40 & 25-41, \$107.30.

Total Cash on Hand - **\$3,705,752.71**.

5. Public Hearing

Project 25-40 Old Town 8" Waterline Upgrades

Entered into hearing at _____, Out of hearing at _____.

6. Citizens Comments

Project 25-41 104 Church St. Parking Lot

Entered into hearing at _____, Out of hearing at _____.

Comments by the Citizens of Quinlan

Citizens who wish to address the QEDC Board may speak for up to three (3) minutes and must sign up prior to the start of the meeting. No action may be taken on items not listed on the agenda.

7. Project #14-25

Community Park Phase III – Work has commenced.

8. Project # 22-36

(PEIP) Property Enhancement Incentive Policy

- a. Jalapenos located at 720 East Quinlan Parkway – Project in progress.

Old Town: North Main Street Waterline Upgrades

Project update – In progress

9. Project #25-40

First Baptist Church of Quinlan - 104 S. Church Street Parking Lot

Project update – In progress

10. Project #25-41

Downtown Master Plan

(DPEIP) Downtown Property Enhancement Incentives Program

P-1 Texas Café, 123 W. Main Street. In progress

Possible Future Agenda Items

Discussion of possible future agenda items.

14. Adjourn

POSTED _____ a.m./p.m.

Debi Darter, Executive Director

Note: The Quinlan Economic Development Corporation reserves the right to enter into Executive Session at any time during this meeting as authorized by Sections 551.071, 551.074, and 551.087 of the Texas Government Code (Texas Open Meetings Act), to discuss any item listed on this agenda, as deemed necessary and legally justified.