



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Special Meeting
Tuesday, February 10, 2026 - 6:00 O'clock p.m.
104 East Main Street, Quinlan, Texas, 75474

AGENDA

1. **Call to Order**
 2. **Minutes**
 3. **Treasurer's Report**
 4. **Citizens Comments**
 5. **Project #14-25**
 6. **Project #24-36**
 7. **Project #25-40**
 8. **Project #25-41**
 9. **Project #25-42**
 10. **Project #25-43**
 11. **Executive Session**
 12. **Reconvene**
 13. **Action**
-
- Special Meeting**
Review and consider approval of the minutes from the Special Meeting held January 19, 2026.
- Operating Statement & Invoices**
a. Review and consider approval of the December Operating Statement.
b. First Baptist Church, Project# 25-41, final invoice, \$10,570.25.00
Total Cash on Hand - **\$3,810,362.16**
- Public Input 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.
- Community Park Phase III – Work is in the last phase of project.**
- (PEIP) Property Enhancement Incentive Policy**
P-27 Jalapenos located at 720 East Quinlan Parkway – Work on hold.
P-28 Starbucks (CJ Real Estate) - Revisiting Incentive Allocation.
Discuss the originally proposed incentive and align on whether it should be awarded to Starbucks or to the owner of the building.
- Old Town: North Main Street Waterline Upgrades**
Review of Bids and possible action to authorize execution of a contract for the project.
- 104 S. Church Street Parking Lot**
Project Update: 100% complete.
- Downtown Master Plan**
Freese and Nichole: Extensive tour of Quinlan on January 21st.
- (DPEIP) Downtown Property Enhancement Incentives Program**
P-1 Texas Café, 123 W. Main Street - In progress
New applications Review and possible action.
108 W. Main Street – TooDash Properties
110 W. Main Street – TooDash Properties
112 W. Main Street – TooDash Properties
114 W. Main Street – TooDash Properties
- In accordance with Texas Government Code: 551.087**
Deliberation Regarding Economic Development Negotiations (1) Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting development negotiations; (2) Deliberate the offer of a financial or other incentive to a business prospect.
- Open Session**
Executive Session
Take any action on any item discussed in Executive Session as needed.

14. 2026 Events

Review and Possible action for Current Events

- a. 2026 America's, 250th Celebration July 2nd (Fourth of July).
- b. Quinfest, October 2026.
- c. First Responder Lunch May 22, 2026.

15. Future Agenda Items

Possible Future Agenda Items

Discussion of possible future agenda items.

16. 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.