



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Regular Meeting

April 13, 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 #25-42
9. Project #25-43
10. QEDC Properties
11. Executive Session
12. Reconvene
13. Action

Special Meeting

Review and consider approval of the minutes from Regular Meeting held March 9, 2026.

Operating Statement & Invoices

- a. Review and consider approval of the February Operating Statement.
 - b. 24-25 QEDC Audit - Presented by Brooks, Watson and Company.
 - c. Brown & Hofmeister, L.L.P., for 4 Performance Agreements;
Properties - 108, 110, 112, 114 W. Main DPEIP, totaling \$787.50.
 - d. MTG Engineering, Project 25-41 Church Parking lot Engineering, \$2,350.00.
- Total Cash on Hand - **\$3,689,796.83**

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

No new applications

Old Town: North Main Street 8" Waterline Upgrade

Project start date was March 30th, 2026.

Downtown Master Plan

Stake holder's kickoff meeting will be on June 11th from 4-8 pm online.

(DPEIP) Downtown Property Enhancement Incentives Program

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

Performance Agreements have been signed on March 20, 2026 for the following:

P-2 108 W. Main Street – TooDash Properties

P-3 110 W. Main Street – TooDash Properties

P-4 112 W. Main Street – TooDash Properties

P-5 114 W. Main Street – TooDash Properties

Development Interests

Discuss and possibly act on development for property located at 104 W. Main St.

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 items discussed in Executive Session as needed.

14. Events

Quinfest and Sweet Treats on Main Street

Discuss and possibly cancel "Quinfest 2026" and add "Sweet Treats on Main Street" Trunk-r-Treat, October 31st for 2026.

15. Training

16. Future Agenda Items

Discussion of Possible Future Agenda Items

17. Adjourn

POSTED 4.6.2026 4:45 a.m. (p.m.)

Debi Darter

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.