



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors - Regular Monthly Meeting
Monday, November 10, 2025 - 6:00 O'clock p.m.
104 East Main Street, Quinlan, Texas, 75474

AGENDA

1. Call to Order

2. Minutes

Regular Meeting

Review and consider approval of the minutes from the Regular Meeting held October 20, 2025, and the Special Meeting held October 27, 2025.

3. Treasurer's Report

Operating Statement & Invoices

Review and consider approval of the September Operating Statement.

Total Cash on Hand - **\$3,695,905.36.**

4. Citizens Comments

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.

5. Project #14-25

Community Park Phase III – Work has commenced.

6. Project # 22-36

(PEIP) Property Enhancement Incentive Policy

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

7. Project #25-40

Old Town: North Main Street Waterline Upgrades

Project update – presented by Tyler Davis

8. Project #25-41

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

Project update – Tyler Davis

9. Project #25-42

Downtown Master Plan

Presentation by Freese and Nichols to the QEDC and City Council.

Review and consider acceptance of Freese and Nichols' professional planning services related to proposed updates to the City's Zoning Ordinance, S Subdivision Ordinance, related development standards, and the completion of a Downtown Master Plan.

10. Project #25-43

(DPEIP) Downtown Property Enhancement Incentives Program

P-1 Texas Café, 123 W. Main Street.

Review and consider approval of a resubmitted application for assistance through the DPEIP due to unforeseen costs associated with completion of the Big Texas Café buildout.

11. Future Agenda Items

Possible Future Agenda Items

Discussion of possible future agenda items.

12. Adjourn

POSTED Nov 11, 2025 @ 3:50 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.