



## QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Regular Meeting  
May 11, 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. **Executive Session**
  11. **Reconvene**
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- Regular Meeting**  
Review and consider approval of the minutes from Regular Meeting held April 13, 2026.
- Operating Statement & Invoices**  
Review and consider approval of the February and March Operating Statements.
- 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**  
New Application; 105 E Main Street, Thomas Morris
- Old Town: North Main Street 8" Waterline Upgrade**  
Change Order #1 - Trees, and changes requested by T. Davis for additional lines. \$1,851.50 total increase.
- Downtown Master Plan**  
Stake holder's kickoff meeting will be on June 11<sup>th</sup> in person at the council chambers from 4-8 pm. *A quorum must be present.*
- (DPEIP) Downtown Property Enhancement Incentives Program**
- P-1** 123 W. Main Street –Texas Café – Will open in the next 2 weeks. The following are in progress
  - 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
- In accordance with Texas Government Code: 551.087 - 551.072**
- Section 551.087:* (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 described by Subdivisions Projects: PEIP, DEIP, and QEDC Properties.
- Section 551.072:* Discussion with respect to the purchase, lease, or value of real property, when such discussion would have a detrimental effect on negotiating position of the governmental body in negotiations with a third person.: Projects: PEIP, DEIP and QEDC Properties.
- Open Session \_\_\_\_\_**

**12. Action**

**Executive Session**

Take any action on any items discussed in Executive Session as needed.

**13. Events**

**Community Events**

- a. Discuss and possibly agree to sponsoring a Park Opening Day Luncheon with QISD through the chamber of commerce.
- b. Discuss and possibly agree to purchase necessary connections for the Generator to support stage and sound equipment for \$988.96.

**14. Software/Hardware**

**Computer software and or hardware needs for the QEDC**

ChatGPT Business \$240.00 annual subscription.

**15. Board Workshop & Required Training**

**Quinlan EDC, Council Board**

- a. "Future of Quinlan" Joint Workshop with the Quinlan EDC and the Quinlan Council on May 18<sup>th</sup>, 2026 at 6:00pm.
- b. Required Joint Board Training with Attorney Jeff Moore – Texas Open Meeting Act and Texas Public Information Act. on June 1<sup>st</sup> at 7:00 pm.

**16. QEDC Board Mtgs**

**June Regular Session**

Discussion to have or to skip Regular Meeting on June 8<sup>th</sup> at 6:00 pm.

**17. Future Agenda Items**

**Discussion of Possible Future Agenda Items**

**18. Adjourn**

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**POSTED** \_\_\_\_\_ **a.m./p.m.**

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**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.