



BOARD OF DIRECTORS

Regular Monthly Meeting
December 9, 2024
6:00 O'clock P.M.

The Regular monthly meeting of the Board of Directors of the Quinlan Economic Development Corporation (QEDC) will be held in the Quinlan City Council Chambers, 104 East Main Street, Quinlan, Texas, at which time there will be discussion and action upon the following items of business:

AGENDA

1. **Call to Order**
2. **Minutes**
Regular Meeting
Review and possibly approve the Minutes of the Regular Meeting held November 12, 2024.
3. **Treasurer's Report**
Operating Statement & Invoices
Review and possibly approve the following:
 - a. October Operating Statement
 - b. Haws Hill & Associate LLP; final invoice for Project #24-39 TIRZ #1 for \$20,000.00.
 - c. Brown & Hofmeister, L.L.P.: Invoice for questions regarding existing sewer lines on EDC Properties, \$247.50.Total Cash on hand - **\$3,254,175.34**
4. **Citizens Comments**
Comments by the Citizens of Quinlan
Citizens, who wish to address the QEDC Board, may have up to 3 minutes to speak and must sign-up prior to the start of the meeting.
5. **QEDC Properties**
Land Acquisitions
Possible Executive Session - 501.072 regarding Real Property
6. **Project #14-25**
Community Park Phase III – In progress
7. **Project #22-36**
(PEIP) Property Enhancement Incentive Policy
New Applications. Discuss and possibly act regarding applications.
 - a) Big Blue Car Wash at 737 E. Quinlan Pkwy. Review and possibly act on PEIP application.
 - b) Little Panther Learning Den at 706 E. Quinlan Pkwy; Review and possibly act to accept finished work as complete for application.
8. **Project #24-39**
TIRZ #1
TIRZ #1 Accepted by Council November 14th, 2024.
9. **Quinlan Market on Main**
Quinlan Farmers Market on Main Street
10. **Future Agenda Items**
Possible Future Agenda Items
11. **Adjourn**

POSTED

12/5/2024 4:10 AM/PM



Lisa Sechrest, Court Clerk

Note to the Agenda: The QEDC reserves the right to retire into executive session under Sections 551.071/551.074 & 551.087- of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.



**MINUTES OF THE REGULAR MEETING OF THE
QUINLAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
November 12, 2024**

The Regular Monthly Meeting of the Board of Directors of the Quinlan Economic Development Corporation was held in the Quinlan City Council Chambers, located at 104 East Main Street, Quinlan, Texas, 75474 at 6:00 o'clock P.M.

1. VP President, Tommy Underwood called the meeting at 6:00 p.m.

Debi Darter recorded the minutes.

Directors present: Tommy Underwood
Jacky Goleman
Gene Sousa
Charlie Thompson
Bobby Clay

Directors absent: Adam Slaughter
Teresa Snyder

Also in attendance: John Adel, City Administrator, and Brittany Osornio, Little Panther Learning Den.

2. Minutes

Regular Meeting October 14, 2024

After discussion, on a motion by Goleman, seconded by Clay, and unanimously carried to accept the October 14th Minutes as written.

3. Treasurer's Report

Operating Statement & Invoices

a. On a motion by Goldman, seconded by Sousa, and unanimously carried to accept the September Operating Statement as written, and to move maturing Bank CD #4889 to the general account.

b. On a motion by Goleman, seconded by Clay, and unanimously carried to accept final Campbell Signs invoice of \$18,525.00.

c. On a motion by Sousa, seconded by Clay, and unanimously carried to accept the invoice from Tree Geeks for \$6,220.00.

Total Cash on hand is **\$3,227,648.33**.

4. Citizen Comments

Citizens Input - No Citizens Comments

5. QEDC Properties

Land Acquisitions

No discussion or motion made.

6. Project #14-25

Community Park Phase III

Update given.

7. Project #22-36

(PEIP) Property Enhancement Incentive Policy

a) Big Blue Car Wash, 737 E. Quinlan Pkwy; No motion made. QEDC Board requests more info., 1 -Show location of image on the wall.
2 -Get a second Estimate for work.

b) Luigi's Restaurant; 611 E. Quinlan Pkwy. On a motion by Goleman, seconded by Clay, and unanimously carried to accept this PEIP Application.

c) Little Panther Learning Den; 706 E. Quinlan Pkwy. On a motion by Goleman, second by Sousa, and unanimously carried to accept this PEIP Application up to 50% of \$20,000 of work finished.

**8. Project #21-33
& #22-35**

Grants & Conveys to the City of Quinlan

No motion needed to grant projects to the city. City of Quinlan already owns all rights to properties in these two projects.

9. Project #24-39

TIRZ #1

Dave Haws of Haws Hill & Assoc., will present to the Council the final Draft of TIRZ #1 on November 14th.

10. Wayfinding

Wayfinding Signage

On a motion by Goleman, second by Sousa, an unanimously carried to close this project.

11. Events

Quinfest 2024

Debi Darter presented to the board the final costs of Quinfest.

**12. Quinlan Market
on Main**

Quinlan Farmers Market on Main Street

Debi Darter gave an update.

13. Marketing

Trade & Industry Development

No motion made.

14. Future Agenda Items

Possible Future Agenda Items

15. Adjourned

VP President, Tommy Underwood adjourned the meeting at 6:52 P.M.

DATED: _____

Tommy Underwood, VP President

ATTEST: _____
Teresa Snyder, Secretary

Quinlan Economic Development Corporation

P.O. Box 2319 | 105 W. Main St. | Quinlan, TX 75474 | PH (903) 226-6072

Operating Statement October 2024

Presented: December 9, 2024

Account Holdings	Interest Rate	Maturity Date	Bank	September
Account	1.68%		American National Bank of Texas	713,062.04
	4.91%	11/19/2024	American National Bank of Texas 7 mth CD 4889	512,384.38
	5.01%	1/13/2025	American National Bank of Texas 7 mth CD 6362	759,470.96
	4.43%	3/26/2025	American National Bank of Texas 12 mth CD 9368	511,167.00
	4.28%	5/13/2025	American National Bank of Texas 11 mth CD 6396	758,090.96
				3,254,175.34

Project Updates	Description	September
Total Monthly Project Expenditures		0.00

Budget vs. Actuals

Revenue Detail	From	Description	September
Sales Tax	City of Quinlan	Sales Tax	52,882.94
Sales Tax	City of Quinlan	Mixed Beverage Sales Tax	97.90
Interest Earned	ANB	ANB	971.59
Interest Earned	ANB	ANB CD	6,263.70
Misc. Rev.	Quinfest Event	Sponsorships/Vendors	3,045.00
			63,261.13

Expense Detail	To	Description	September
Regular Pay	City of Quinlan	Regular Payroll Items: DD	5,830.85
Facility Rental	City of Quinlan	Monthly Rental Fee	300.00
Special Events	The Blandelles	Quinfest - Band	1,500.00
Special Events	Imperial Events and More	Quinfest - Obstacle Course	300.00
Special Events	E Radio	Quinfest - Advertising	330.00
Special Events	Creative Computer	Quinfest - Signs	552.00
Special Events	PartyAtHomeTx	Quinfest - Activities 1380+692	2,072.00
Special Events	OBA Farms	Quinfest - Petting Zoo	688.04
Special Events	Richard Trapp	Quinfest - Stage	2,500.00
Special Events	Magical Memories	Quinfest - Final Pmnt	298.75
Prof. Serv.	Dallas Lite & Barricade, Inc.	Installation of Downtown Directional Signs	4,800.00
Prof. Serv.	City of Quinlan	Financial Services	150.00
Marketing	Campbell's Signs of Texas, LLC	Downtown Directional Signs	18,525.00
Land Acq./Maint.	Tree Geeks	Downtown Property Cleanup	6,220.00
Land Acq./Maint.	Texas Lawn & Order	Lawn Maintenance	250.00
Property Enh.	Thomas Properties	Prop. Enh. Grant for 109 W Main St.	10,000.00
			54,316.64

October 2024 Budget vs. Actuals

800 - Quinlan EDC Funds QEDC	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Sales Tax					
800-4030 Sales Tax	52,980.84	52,980.84	647,388.00	8.18%	594,407.16
Sales Tax Totals	<u>52,980.84</u>	<u>52,980.84</u>	<u>647,388.00</u>	<u>8.18%</u>	<u>594,407.16</u>
Investments					
800-4228 Interest Earned	7,235.29	7,235.29	120,000.00	6.03%	112,764.71
Investments Totals	<u>7,235.29</u>	<u>7,235.29</u>	<u>120,000.00</u>	<u>6.03%</u>	<u>112,764.71</u>
Miscellaneous					
800-4232 Miscellaneous Revenue	3,045.00	3,045.00	10,000.00	30.45%	6,955.00
800-4925 Refunds & Reimbursements	0.00	0.00	500.00	0.00%	500.00
Miscellaneous Totals	<u>3,045.00</u>	<u>3,045.00</u>	<u>10,500.00</u>	<u>29.00%</u>	<u>7,455.00</u>
Revenue Totals	<u>63,261.13</u>	<u>63,261.13</u>	<u>777,888.00</u>	<u>8.13%</u>	<u>714,626.87</u>

800 - Quinlan EDC Funds QEDC	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
800-800-5001 QEDC Regular Pay	5,830.85	5,830.85	81,843.00	7.12%	76,012.15
800-800-5204 QEDC Workers	0.00	0.00	200.00	0.00%	200.00
800-800-5304 QEDC Computer	0.00	0.00	2,000.00	0.00%	2,000.00
800-800-5307 QEDC Prop & Liability	0.00	0.00	500.00	0.00%	500.00
800-800-5331 QEDC Postage & Freight	0.00	0.00	150.00	0.00%	150.00
800-800-5334 QEDC Furniture & Office	0.00	0.00	100.00	0.00%	100.00
800-800-5346 QEDC Facility Rental	300.00	300.00	3,600.00	8.33%	3,300.00
800-800-5350 QEDC Equipment	0.00	0.00	100.00	0.00%	100.00
800-800-5352 QEDC Travel & Training	0.00	0.00	6,000.00	0.00%	6,000.00
800-800-5354 QEDC Special Events	8,240.79	8,240.79	40,000.00	20.60%	31,759.21
800-800-5360 QEDC Professional Services	4,950.00	4,950.00	245,000.00	2.02%	240,050.00
800-800-5365 QEDC Marketing	18,525.00	18,525.00	64,000.00	28.95%	45,475.00
800-800-5375 QEDC Memberships &	0.00	0.00	1,200.00	0.00%	1,200.00
800-800-5401 QEDC Office Supplies	0.00	0.00	1,500.00	0.00%	1,500.00
800-800-5501 QEDC Downtown	0.00	0.00	500,000.00	0.00%	500,000.00
800-800-5501 QEDC Land	6,470.00	6,470.00	350,000.00	1.85%	343,530.00
800-800-5501 QEDC Capital Imp. Expense	0.00	0.00	500,000.00	0.00%	500,000.00
800-800-5501 QEDC Prop. Enhancement	10,000.00	10,000.00	100,000.00	10.00%	90,000.00
800-800-5501 QEDC Park Construction	0.00	0.00	200,000.00	0.00%	200,000.00
800-800-5520 QEDC Water Sys. Proj.	0.00	0.00	200,000.00	0.00%	200,000.00
800-800-5520 QEDC 276&34 Relocate	0.00	0.00	0.00	0.00%	0.00
800-800-7500 QEDC Contingency	0.00	0.00	100,000.00	0.00%	100,000.00
QEDC Totals	<u>54,316.64</u>	<u>54,316.64</u>	<u>2,396,193.00</u>	<u>2.27%</u>	<u>2,341,876.36</u>
Expense Totals	<u>54,316.64</u>	<u>54,316.64</u>	<u>2,396,193.00</u>	<u>2.27%</u>	<u>2,341,876.36</u>



INVOICE

BILL TO
The Quintan Economic Development Corporation
105 W. Main Street
Quinlan, Tx 75474

INVOICE 2202
DATE 11/08/2024

DESCRIPTION	AMOUNT
Professional Consulting Services	20,000.00

Wiring Instructions:
Bank: Central Bank Houston, 11201 Clay Road, Houston, TX 77041
Routing #: 113001077
Account #: 345057
Acct name: Hawes Hill & Associates LLP

BALANCE DUE

\$20,000.00

Please reference Invoice No.2202 when wiring funds.

Brown & Hofmeister, L.L.P.

740 E. Campbell, Suite 800, Richardson, TX 75081

214-747-6100

Fax 214-747-6111

Tax ID No

75-2929278

December 5, 2024

Billed through November 30, 2024

Bill number - 0489-001 - 50561 JLM

Quinlan Economic Development Corporation
105 W. Main St.
PO Box 2740
Quinlan, Texas 75474

Attention: John Adel

RECEIVED
12/4/24
- [Signature]

In connection with Type B

Balance forward as of last billing cycle	\$45.00
Payments received since last bill	\$45.00
Net balance forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

11/01/24	EPV	Legal research and conference regarding sanitary sewer and easement issues related to EDC property.	0.3 hrs
	JLM	Conference with E. Voss regarding sewer line issues (.4); Review and reply to D. Darter regarding sewer line issues (.2).	0.6 hrs
11/05/24	JLM	Review and reply to D. Darter regarding sewer line issue.	0.1 hrs
11/11/24	JLM	Review and reply to D. Darter regarding maintenance obligation issue.	0.1 hrs

BILLING SUMMARY

Edwin P. Voss Jr.	0.3/hrs	\$225.00/hr	\$67.50
Jeff L. Moore	0.8/hrs	\$225.00/hr	\$180.00
TOTAL FEES			\$247.50
TOTAL DISBURSEMENTS			\$0.00
TOTAL CHARGES FOR THIS BILL			\$247.50
NET BALANCE FORWARD			\$0.00
TOTAL BALANCE NOW DUE			\$247.50



Quinlan, Texas
Economic Development Corporation
Application for Property Enhancement Incentives

Contact: Debi Darter, Executive Director - (903) 226-6072 - edcmgr@quinlanedc.com

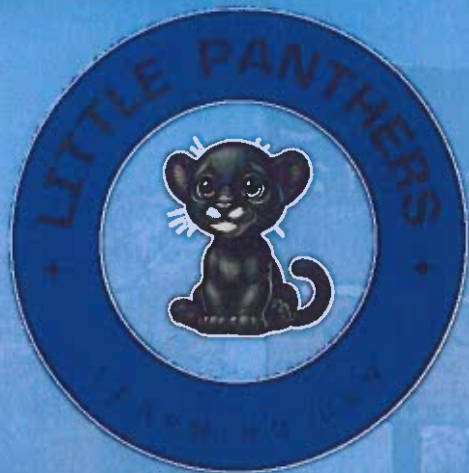
Little Panthers
Learning Den
709 E. Quinlan Pkwy
Quinlan, TX 75474

1 PROJECT INFORMATION							
A	Property Address: 706 E Quinlan Parkway						
B	Estimated Begin Work Date: 11/13/24			Estimated Completion Date:			
C	Years in business at this location: <input checked="" type="checkbox"/> New business						
D	Reason for requesting grant:						
2 ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Within the City?	•			
B	<input checked="" type="checkbox"/>		Commercially zoned?	•			
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•			
E	<input checked="" type="checkbox"/>		No City liens existing?	•			
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•			
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•			
H	<input checked="" type="checkbox"/>		Frequency of Grants OK?	• In accordance with Section 3.1.8			
3 ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•			
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
C			Continuous operations of 6 months?	• New business			
D	<input checked="" type="checkbox"/>		If not owner, authorization provided?	•			
4 Enhancements							
			Total Cost	Policy Max %	Policy Max \$	Amount Requested	Amount Approved
A	Facade: (Section 4.3)		\$	50 %	\$10,000	\$	\$
B	Interior Renovation: (Section 4.4) • adding interior walls		16,400 \$	50 %	\$10,000		\$
C	Landscaping: (Section 4.5) • Turfing playground		9,300 \$ 8,600 \$	50 %	\$10,000	4,650 \$	\$ +
D	Lighting: (Section 4.6) • Reconnecting sign		2,180 \$	50 %	\$10,000	1,090 \$	\$ +
E	Parking / Driveways: (Section 4.7)		\$	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) • fencing for playground		3,478 \$	50 %	\$10,000	1,739 \$	\$ +
G	Signage: (Section 4.9) • New sign by road on building		1,450 \$	50 %	\$10,000	725 \$	\$ +
H	Utilities: (Section 4.10)		\$	50 %	\$10,000	\$	\$
I	Code Compliance: (Section 4.11) • 30 mp sink, mop sink, hand sink		3,262 \$	50 %	\$10,000		\$
J	Demolition: (Section 4.12)		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements: \$36,270						

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓		Location inside City limits	•
	Yes	No	Preferred Business?	Notes
B	✓		Creates primary jobs	•
C			Retail	•
D			Restaurant	•
E			Professional Office	•
F			Sales-tax generating	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F	✓		Copy of the signed lease agreement	• If Applicant is not property owner
G	✓		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: Plumbing			
	Company Name: RNC Plumbing			
	Contact Person:	Robert Neyra	Title:	Owner
	Address: PO Box 861 Caddo Mills TX 75135			
	Wk Phone:	469 975 3851	Cell:	Fax:
	Email:	admin@mcplumbing.com	Website:	
B	Contractor for: Interior Walls			
	Company Name: Richards Construction			
	Contact Person:	Ricardo Villanueva	Title:	Owner
	Address:			
	Wk Phone:	214 881 3067	Cell:	Fax:
	Email:	rikosanchez2017@gmail.com	Website:	
C	Contractor for: Turf for playground			
	Company Name: Conoly Contracting and Outdoor Living			
	Contact Person:	JM Conoly	Title:	Owner
	Address:			
	Wk Phone:	682 360 7212	Cell:	Fax:
	Email:	jack@conolyoutdoorliving.com	Website:	
D	Contractor for: Lighting			
	Company Name: Breaker Pro			
	Contact Person:	Danny	Title:	Owner
	Address: 142 Mockingbird Ln Caddo Mills TX 75135			
	Wk Phone:	469 975 4182	Cell:	Fax:
	Email:	danny@breakerpro.com	Website:	

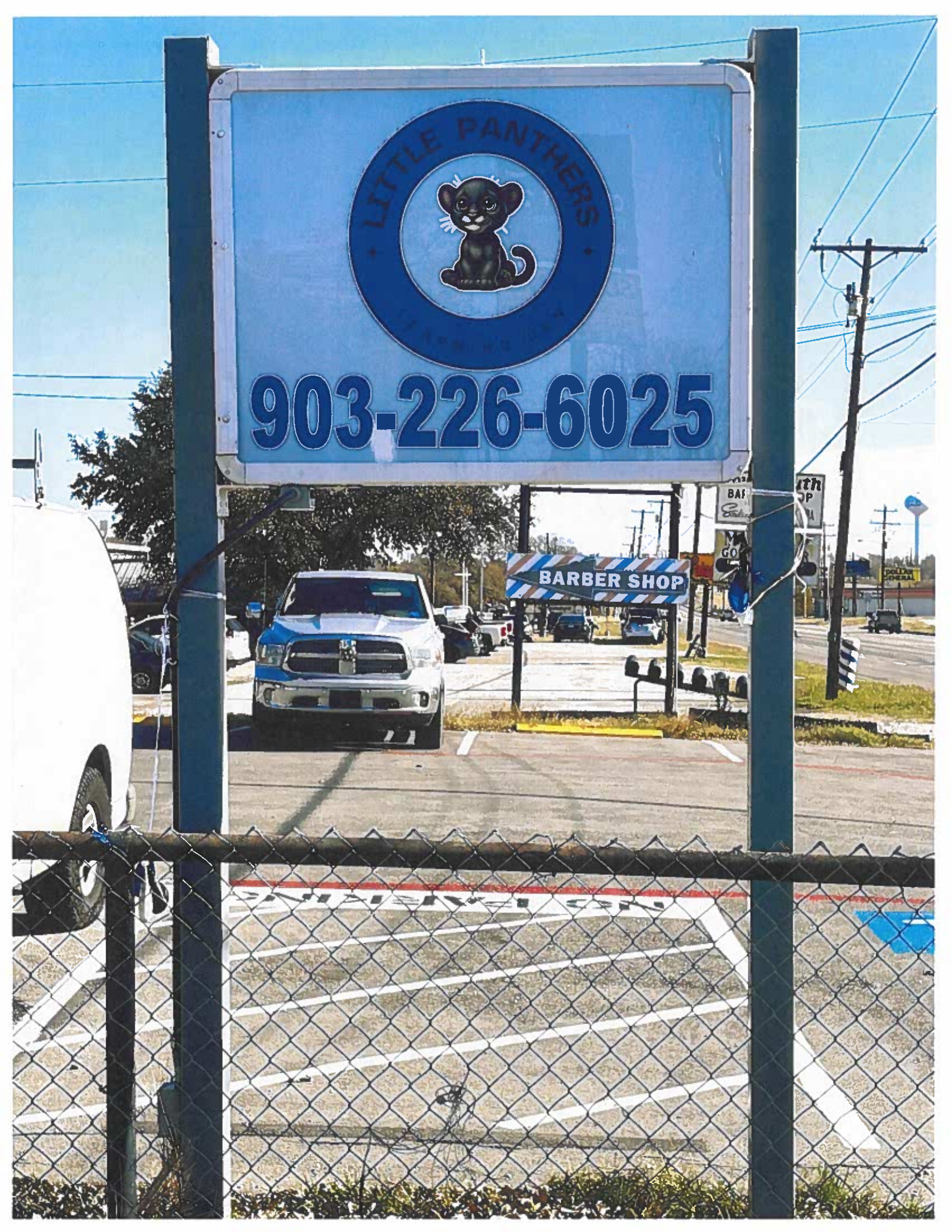
8	Applicant / Owner Certifications: In accordance with Resolution # ___-___ adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the QEDC may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the QEDC shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the QEDC.
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the QEDC has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	Section 7.6 - Policy Promotion: I (we) authorize the QEDC to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the QEDC website.
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement Incentives and the Enhancements identified herein.

Property Owner		Applicant / Business Representative	
Company:	Paragon Realty	Company:	Little Panthers Learning Den
Signed:		Signed:	
Name:	Paragon Realty	Name:	BRITTANY DSOYNI
Title:	President	Title:	OWNER
W:	C: 972-505-9312	W:	C: 9034135549
EM:	16247@gmail.com	EM:	brittany@littlelionlearningden.com
Address:	100 Chisholm Pl. #109 Plano, TX 75075	Address:	113 STOVALL LN CADDO MILLS TX 75135



903-226-6025

BARBER SHOP





LITTLE PANTHERS LEARNING DEN









Big Blue Carwas
737 E. Quinlan Pkw.
Quinlan, TX 75474



Quinlan, Texas
Economic Development Corporation
Application for Property Enhancement Incentives

Contact: Debi Darter, Executive Director - (903) 226-6072 - edcmgr@quinlanedc.com

1 PROJECT INFORMATION							
A	Property Address: <u>737 E. Quinlan Parkway</u>						
B	Estimated Begin Work Date: <u>Nov. 1</u>			Estimated Completion Date: <u>Dec. 15</u>			
C	Years in business at this location: <u>New Ownership Dec. 2022</u>						
D	Reason for requesting grant: <u>Beautification / Community Pride</u>						
2 ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the City?	•			
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercially zoned?	•			
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•			
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City taxes in good standing?	•			
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No City liens existing?	•			
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership provided?	• XXXXXXXXXXXXXXXXXXXX			
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outstanding code violations?	•			
H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frequency of Grants OK?	• In accordance with Section 3.1.8 <u>None previous</u>			
3 ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business taxes in good standing?	•			
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•			
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Continuous operations of 6 months?	•			
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If not owner, authorization provided?	• <u>Owner</u>			
4	Enhancements		Total Cost	Policy Max %	Policy Max \$	Amount Requested	Amount Approved
A	<u>Facade:</u> (Section 4.3)		<u>12,000</u> \$	50 %	\$10,000	<u>6,000</u> \$	\$
B	<u>Interior Renovation:</u> (Section 4.4)		<u>6,693</u> \$	50 %	\$10,000	<u>3,346</u> \$	\$
C	<u>Landscaping:</u> (Section 4.5)		\$	50 %	\$10,000	\$	\$
D	<u>Lighting:</u> (Section 4.6)		\$	50 %	\$10,000	\$	\$
E	<u>Parking / Driveways:</u> (Section 4.7)		\$	50 %	\$10,000	\$	\$
F	<u>Pedestrian Amenities:</u> (Section 4.8)		\$	50 %	\$10,000	\$	\$
G	<u>Signage:</u> (Section 4.9)		\$	50 %	\$10,000	\$	\$
H	<u>Utilities:</u> (Section 4.10)		\$	50 %	\$10,000	\$	\$
I	<u>Code Compliance:</u> (Section 4.11)		\$	50 %	\$10,000	\$	\$
J	<u>Demolition:</u> (Section 4.12)		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location inside City limits	•
	Yes	No	Preferred Business?	Notes
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Creates primary jobs	•
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Retail	•
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restaurant	•
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Professional Office	•
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales-tax generating	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ownership documentation	•
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photos of existing conditions	•
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drawing, renderings, plans of the proposed enhancements	•
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written description of the enhancements including building materials and color schemes	•
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction cost estimates from two contractors	•
F	<input type="checkbox"/>	N/A	Copy of the signed lease agreement	• If Applicant is not property owner
G	<input type="checkbox"/>	N/A	Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: ARCO Holdings Group LLC			
	Company Name: Team North Texas			
	Contact Person: Joseph Armstrong		Title: President	
	Address: 4601 King St. Greenville, TX			
	Wk Phone: 903 883 8686		Cell: [phone icon]	Fax:
	Email: jamstrong@teamnorthtexas.net		Website: www.teamnorthtexas.build	
B	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	Applicant / Owner Certifications: In accordance with Resolution # ___ - ___ adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:	
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the QEDC may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.	
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.	
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.	
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the QEDC shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the QEDC.	
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the QEDC has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.	
F	Section 7.6 - Policy Promotion: I (we) authorize the QEDC to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the QEDC website.	
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.	
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement Incentives and the Enhancements identified herein.	
Property Owner		Applicant / Business Representative
Company: <i>Arco Holdings Group, LLC</i>		Company:
Signed: <i>[Signature]</i>		Signed:
Name: <i>Nathan Council</i>		Name:
Title: <i>PRESIDENT</i>		Title:
W: <i>972 322 1102</i>	C: <i>972 322 1102</i>	W: C:
EM: <i>ncouncil85@gmail.com</i>		EM:
Address: <i>4401 Cre 494, Princeton, TX 75407</i>		Address:

*Second Estimate
11/18/24*



[Download PDF](#)

Haley Bass Murals has been paid \$6,693.84

Invoice paid November 18, 2024

Thank you for your business! I am looking forward to working together and bringing this project to life!

Customer

Joseph Armstrong
jarmstrong@teamnorthtexas.net

Panther Logo Mural in Quinlan, TX

Invoice #000040
November 18, 2024

Hand-Painted Logo Mural	\$6,480.00
Subtotal	\$6,480.00
Facilitation Fee (3.3%)	\$213.84
Total	\$6,693.84

Linked estimate

Estimate #000038

Payments

 Visa 0352	\$6,693.84
Paid on Nov 18, 2024	

Haley Bass Murals

haleybassmurals@gmail.com
+1 (713) 203-4251

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Touchless
AUTOMATIC



Maximum Height 84"



QUINLAN

