



BOARD OF DIRECTORS

Regular Monthly Meeting

July 14, 2025

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 June 9, 2025
- 3. Treasurer's Report**
Operating Statement & Invoices
Review and possibly approve the following Operating Statement and Invoices:
 - a. May Operating Statement
 - b. Brown & Hofmeister, L.L.P., for waterline agreement & church parking lot for \$67.50.Total Cash on hand - **\$3,501,779.98.**
- 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. No action can be taken at this time.
- 5. New Incentives**
New Incentives for the QEDC
Review and possibly act on the following.
 - a. Quinlan EDC Property Loan Program incentive for Downtown Businesses.
 - b. Pratt Aycock EDC Loan Representation & Fort Loan Servicing Agreement Underwriting for QEDC Loan Program.
 - c. Texas Café incentive request.
- 6. Project #14-25**
- 7. Project # 22-36**
Community Park Phase III - In Progress
(PEIP) Property Enhancement Incentive Policy
Review and possibly act on the following;
 - a. P#25 Luigi's Restaurant at 611 E. Quinlan Pkwy – Final Review
 - b. P#26 Parkway Dental at 711 E. Quinlan Parkway – Final Review
- 8. Project #25-40**
- 9. Project #25-41**
- 10. Project #25-42**
- 11. Homegrown Economic Development**
Old Town: North Main Street Waterline Upgrades – at MTG Engineers
Church Parking Lot – at MTG Engineers
Downtown Master Plan – Ready to submit for RFQ's
LTRCC Entrepreneurial Showcase
Lake Tawakoni Regional Chamber of Commerce – Entrepreneurial Showcase
Dena Sweeney and Tammy Anthony to present

12. Events

Event - Review and possibly act on the following;

- a. Hunt County Economic Development Alliance; "South Hunt County Update"
Sharing food costs between the QE, West Tawakoni. and Lone Oak EDCs for 75 people - Thursday, October 2, 2025 at the Lone Oak Community Center from 11:30 to 1:00 p.m. Everyone is invited. Free event.
- b. Quinfest Music Line UP; Ryder Grimes, Zach Romo, and Cody Cresswell.

13. Future Agenda Items Possible Future Agenda Items

14. Adjourn _____

POSTED 1:25 pm 7/11/25 **AM/PM**



Debi Darter, Executive Director

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.