



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Regular Meeting

July 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. Annual Budget
5. Citizens Comments
6. Project #14-25
7. Project #24-36
8. Project #25-40
9. Project #25-42
10. Project #25-43
11. QEDC Properties
12. Executive Session

Regular Meeting

Review and consider approval of the minutes from Regular Meeting held June 1, 2026.

Operating Statement & Invoices

Review and consider approval of the April and May Operating Statements.

- a. Invoice, Texas Economic Development Council annual membership, \$600.00.
- b. Invoice, MTG Stovall Eng. Project 25-40, \$1,375.00.
- c. Invoice, Lake Tawakoni Chamber of Commerce, \$100.
- d. Invoice, Project 25-40, McKinney & Moore of Texas, \$89,992.71.

2026-2027 Budget

Review and consider approval for the 2026-2027 Budget.

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 – Final details.

July 16th at 11:30am for the Chamber Luncheon in the Park for Ribbon Cutting.

(PEIP) Property Enhancement Incentive Policy

P-29 105 E Main Street, Thomas Morris in progress.

Old Town: North Main Street 8" Waterline Upgrade

Project update: Alley has been poure.

Downtown Master Plan

Stake holder's kickoff meeting will be on July 14th in person at the council chambers from 4-8 pm. *A quorum must be present.*

(DPEIP) Downtown Property Enhancement Incentive Program

P-1 123 W. Main Street –Texas Café – Final Review and possible action.

P-2 108 W. Main Street – TooDash Properties – In progress

P-5 114 W. Main Street – TooDash Properties – In progress

Review and possible action for transfer of ownership for projects;

P-3 110 W. Main Street – TooDash Properties – Jenny's Mexican Restaurant

P-4 112 W. Main Street – TooDash Properties – Mo's Bakery

104 W. Main Street – Parking

Review and possibly act regarding proposal - TooDash Properties recommendation.

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. **Closed Session** _____

13. Reconvene

Open Session _____

14. Action

Executive Session

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

15. Downtown Parking

Signage and Lighting at Church Parking Lot

Review and possibly accept replacing signage at church parking lot.

16. Community Events

October & Christmas Events

Sweet Treats on Main Street discussion.

Christmas Parade

17. Software/Hardware

Computer software and or hardware needs for the QEDC

Review and possibly accept purchase of new laptop & and software.

18. Training

TML Land Use Essentials

August 19, & 21, Round Rock & Hotel; \$635.00.

19. Future Agenda Items

Discussion of Possible Future Agenda Items

20. Adjourn

POSTED

July 2nd, 2026 ^{11:00} 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.