



BOARD OF DIRECTORS
Regular Monthly Meeting
February 10, 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 January 13, 2024.
- 3. Treasurer's Report**
Operating Statement & Invoices
Review and possibly approve the following:
 - a. January Operating Statement
 - b. Brown & Hoffmeister, L.L.P. conference and emails regarding Chapter 380 Policy and QEDC Incentive Programs for \$135.00.Total Cash on hand - **\$3,313,205.43.**
- 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**
Executive Session
Pursuant to the Texas Open Meetings Act:
 - a. Section 551.072 – Deliberations Regarding Real Property.
Deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open session would have a detrimental effect on the position of governmental body negotiations.
DISCUSS QEDC OWNED PROPERTY LOCATED AT 104 W. MAIN ST.
Reconvene in to regular session. Possible action regarding executive session 551.072 on QEDC owned property located at 104 W. Main Street.
- 6. New Incentives**
New Incentives for the QEDC
Review and possibly act regarding possible new Quinlan EDC Business incentives.
- 7. Incentive Request**
Starbucks Located at 8852 S. HWY 34, Quinlan, TX 75474
Review and possibly act regarding incentive request from CJT Real Estate LLC for reimbursement costs for 2 water taps, and 1 sewer tap totaling \$7,500.00.
- 8. Project #14-25**
Community Park Phase III - In Progress
- 9. Project # 22-36**
(PEIP) Property Enhancement Incentive Policy
No new applications.
P#25 Luigi's Restaurant at 611 E. Quinlan Pkwy.; Review and possibly act to extend application for 3 additional months.
- 10. Event**
LTRCC Annual First Responder Luncheon
Review and possibly act regarding co-sponsoring the Lake Tawakoni Regional Chamber of Commerce First Responder Luncheon being held on May 23rd for City Police, School Police, and Fighters for surrounding cities. This year it will be held in West Tawakoni. The 2026 luncheon will be held in Quinlan. Co-Sponsoring with Lone Oak EDC and West Tawakoni EDC.

11. Training

March Training

- a. Hunt County Days – Legislation in Austin, TX. March 4th & 5th. Transportation and meals included; \$300.00 to the Greenville Chamber of Commerce, and hotel for \$310.05. Total Cost \$610.05.
- b. Texas Municipal League Midyear Conference, March 19-21, Austin, Tx. Conference \$295, Hotel \$294.29, Parking \$30, Meals 50. Total \$669.29.

12. Future Agenda Items

Possible Future Agenda Items

13. Adjourn

POSTED 2/7/2025 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.