



QUINLAN ECONOMIC DEVELOPMENT CORPORATION

Board of Directors – Regular Meeting
August 10, 2026 – 6:00 O'clock p.m.
104 East Main Street, Quinlan, Texas, 75474

AGENDA

1. Call to Order _____

2. Minutes

Review and consider approval of the minutes from the Special Meeting held June 1, 2026, Joint Training Workshop held June 1, 2026, Regular Meeting held July 13, 2026, and Special Meeting held July 14, 2026.

3. Treasurer's Report

Review and consider approval of the June Operating Statement and the following invoices.

- a. Invoice, Project 25-40, McKinney & Moore of Texas, \$38,930.48
- b. Invoice, Project 25-40, McKinney & Moore of Texas, \$6,597.94

4. 2026 - 2027 Annual Budget

Review and consider approval for the 2026-2027 Budget.

5. Citizens Comments

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.

6. Project #24-36 (PEIP) Property Enhancement Incentive Policy

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

7. Project #25-40 Old Town: North Main Street 8" Waterline Upgrade

Project update finished.

8. Project #25-43 (DPEIP) Downtown Property Enhancement Incentive Program

- P-2 108 W. Main Street – TooDash Properties – In progress
- P-3 110 W. Main Street – TooDash Properties – In progress
- P-4 112 W. Main Street – TooDash Properties – In Progress
- P-5 114 W. Main Street – TooDash Properties – Ready for review.

9. Executive Session - 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. Entered into Closed Session _____

10. Reconvene into Open Session _____

11. Action from Executive Session

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

12. Downtown Parking - Lighting at Church Parking Lot

Review and possibly accept adding lighting at church street parking lot to add safety for the public.

13. Community Events - October & Christmas Events

Sweet Treats on Main Street
Christmas Parade

14. Future Agenda Items

Discussion of Possible Future Agenda Items

15. Adjourn _____

POSTED 3:35 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.