



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Special Meeting

Monday, January 19, 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

Regular Meeting

Review and consider approval of the minutes from the Regular Meeting held December 8, 2025.

Operating Statement & Invoices

- a. Review and consider approval of the November Operating Statement.
- b. MTG Stovall LLC, for project#25-40 \$ 1,875.00
- c. Brown & Hofmeister, L.L.P., Review and reply to questions about Project# 25-41, for \$22.50
- d. Herald Banner, Call for Bids for Project# 25-40, \$461.70
- e. First Baptist Church, Project# 25-41, (4) invoices, \$202,435.00

Total Cash on Hand - **\$3,748,062.79**

4. Citizens Comments

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 – Work is in progress.

(PEIP) Property Enhancement Incentive Policy

P-27 Jalapenos located at 720 East Quinlan Parkway – Work on hold.

Old Town: North Main Street Waterline Upgrades

Review of Bids and possible action to authorize execution of a contract for the project.

First Baptist Church of Quinlan - 104 S. Church Street Parking Lot

Project Update: 98% complete; Stripping and Joint sealing remaining to finalize the project.

Downtown Master Plan

Meeting with Freese and Nichols Wednesday January 21st, 2026 for City Tour.

(DPEIP) Downtown Property Enhancement Incentives Program

P-1 Texas Café, 123 W. Main Street - In progress

In accordance with Texas Government Code: 551.087

Deliberation Regarding Economic Development Negotiations (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.

Open Session

Executive Session

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

July 2nd (4th) Celebration, Quinfest, and others

Review and possible action regarding 2026 events, including the July 2nd (Fourth of July) Celebration, Quinfest, First Responder Lunch, and other community events.

15. Future Agenda Items**Possible Future Agenda Items**

Discussion of possible future agenda items.

16. Adjourn

POSTED Jan. 12, 2026 4:00 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.