



Quinlan Economic Development Corporation

P.O. Box 2319 | 105 W. Main St. | Quinlan, TX 75474 | PH (903) 226-6072

BOARD OF DIRECTORS

Regular Monthly Meeting
October 9, 2023
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 Meetings;**
Review and possibly approve the Minutes of the Regular Meeting held ~~August 14, 2023~~. **September 11, 2023**
3. **Treasurer's Report:** **Operating Statement & Invoices;**
 - a. Review and possibly approve October Operating Statement.
 - b. Review and possibly approve invoices;
 - i. Project # 22-33 MTG Stovall Engineers; \$1,755.000
 - ii. Project # 22-37 BG & A Land Surveying Inc. \$350.00
 - iii. Project # 22-37 Herald-Ban & Gain Reg Classify \$75.00
4. **Citizens Comments:** **Citizens Comments;**
Citizens, who wish to address the QEDC Board, may have up to 3 minutes and must sign up prior to the start of the meeting.
5. **TIRZ:** **Presentation from Hawes Hill & Associates;**
 - a. Receive presentation regarding Tax Increment Reinvestment Zone Financing (TIRZ) for the west side of Quinlan and the new bypass.
 - b. Consider proposal from Hawes Hill & Associate regarding creation of a Tax Increment Reinvestment Zone.
6. **Budget Amendment:** **TIRZ Creation;**
Discussion and possible action to amend or reallocate budget line items to allow for the creation of a Tax Increment Reinvestment Zone.
7. **Project #14-25:** **Community Park Phase III** – In progress.
8. **Project #21-33**
& Project #22-35: **Old Town; North Main, Sidewalk and Parking Spaces;**
LP Miller Construction; Work in progress.
9. **Project #22-36:** **(PEIP) Property Enhancement Incentive Policy;**
New applications; No new applications.
10. **Project #22-37:** **Trash Pad & Enclosure to expand Trash service to downtown businesses;**
Update: After survey was finished there will not be enough room to hold 2 trash bins. Only one trash.
11. **Annual Workshop:** **Council, PnZ, BoA, QEDC; on Hold**
12. **City Branding:** **Committee; In progress.**
13. **QEDC Events:** **Events to Consider;**
Pumpkin Carving Contest & Costume Contest at Quinfest 2023.
14. **QEDC Properties:** **Land Acquisitions;**
Possible Executive Session: 501.072 Regarding Real Property.

- 15. Wayfinding Signage: Signage to redirect traffic to the Downtown Businesses;**
Reviewing Wayfinding signage from Comet Signs.
- 16. Monument Sign: Monument Sign at Beginning of 276 Bypass;**
Review and possible action on estimates for a Monument Sign from Bowers signs,
and Comet Signs.
- 17. Future Agenda Items: Possible Future Agenda Items;**
- 18. Adjourn:**

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Teresa Snyder, Secretary

Note to the Agenda: The QEDC reserves the right to retire into executive session under Sections 551.071/551.074 – 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.