



QUINLAN ECONOMIC DEVELOPMENT CORPORATION (QEDC)

Board of Directors – Special Meeting

July 14, 2026 - 6:00 O'clock p.m.

104 East Main Street, Quinlan, Texas, 75474

AGENDA

1. Call to Order

2. 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.

3. Welcome and Introductions

- Welcome by Quinlan EDC
- Introductions of City officials, EDC Board members, Freese and Nichols team, and stakeholders
- Purpose of the Downtown Master Plan
- Meeting objectives

3. Project Overview

Presented by Freese and Nichols

- Scope of the Downtown Master Plan
- Planning process and project timeline
- Public engagement opportunities
- Expected project deliverables

4. Community SWOT Discussion

Facilitated discussion to identify:

Strengths

- What makes Downtown Quinlan unique?
- Existing assets and opportunities.

Weaknesses

- Current challenges and barriers.
- Infrastructure, aesthetics, accessibility, or economic concerns.

Opportunities

- Redevelopment opportunities.
- New businesses, housing, tourism, events, parks, and partnerships.
- Infrastructure improvements.

Threats

- Economic challenges.
- Competition from surrounding communities.
- Development constraints.
- Long-term risks.

5. Downtown Boundary Discussion

Discussion topics:

- Define the Downtown Study Area.
- Existing commercial core.
- Historic resources.
- Future redevelopment areas.
- Connections to parks, schools, neighborhoods, and major highways.
- Areas of future growth.

6. Walking Tour of Downtown

Guided tour led by Freese and Nichols and local staff.

Discussion points:

- Building conditions
- Streetscape improvements
- Sidewalks and pedestrian connectivity
- Parking
- Traffic circulation
- Lighting
- Signage and wayfinding
- Public spaces
- Beautification opportunities
- Redevelopment sites
- Vacant or underutilized properties
- Historic character
- Infrastructure concerns

7. Discussion & Next Steps

- Immediate observations from the walking tour
- Additional information needed
- Upcoming public engagement activities
- Schedule for future meetings
- Questions and comments

8. Adjourn

Thank you for participating in the City of Quinlan Downtown Master Plan Kickoff Meeting. Your knowledge and input are essential in creating a vision that reflects our community's goals and guides future investment in Downtown Quinlan.

POSTED 7/7/2026 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.