



QUINLAN ECONOMIC DEVELOPMENT CORPORATION

Board of Directors – Regular Meeting
September 14, 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 Regular Meeting held August 10, 2026.

3. Treasurer's Report

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

- a. Invoice, Project 25-40, MTG Engineering, \$1,925.00
- b. Invoice, Project 25-41, Brown & Hoffmeister, L.L.P., \$382.50
- c. Invoice, USPS Post Office Box #2319 12mth, \$120.00

4. 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.

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

P-29 105 E Main Street, Thomas Morris: Final review.

New PEIP Applications;

- a) Houston Place: 8886 TX-34, Quinlan, TX 75474
- b) StarMart Convenience Store: Quinlan Parkway, Quinlan, TX 75474

6. 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 – In Progress

7. Church Street Parking Lot Lease Agreement

Review and possibly accept the lease agreement for the Church Street Parking Lot between the Quinlan Baptist Church and the Quinlan Economic Development Corporation.

8. 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, DPEIP, 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: _____

9. Reconvene into Open Session: _____

10. Action from Executive Session

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

11. Downtown Parking - Lighting at Church Street Parking Lot

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

12. Community Events

Christmas QEDC Event
Passport to Quinlan Event

13. Training

October 2026
National Association of Development Organizations (NADO) Conference in
Reno, NV - \$2,060 or Texas Economic Development Council (TEDC) Conference in
Houston, - \$1,930.

14. Future Agenda Items

Discussion of Possible Future Agenda Items

15. Adjourn _____

POSTED ____ 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.