



BOARD OF DIRECTORS

Regular Monthly Meeting

October 20, 2025

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. Public Hearing

DPEIP P-1 Texas Café Public Hearing

Open for citizens comments at _____, closed at: _____

3. Minutes

Regular Meeting

Review and possibly approve the Minutes of the Regular Meeting held September 8, 2025.

4. Treasurer's Report

Operating Statement & Invoices

Review and possibly approve the following Operating Statement and Invoices:

a. August Operating Statement

b. MTG Greenville LLC, for project #25-40 North Main St Water Improvements, \$19,375.00. Civil Construction and Technical Specs/Contract Documents.

c. MTG Greenville LLC, for project #25-41 Church Parking Lot, \$6,200.00, contract documents.

d. Brown & Hofmeister, L.L.P. for a "Performance Agreement" for project #25-43 P1 Texas Café, \$292.50.

e. Post Master; Annul P.O. Box # 2319 for \$114.00.

f. Greenville Herald Banner, for project #25-43 P1 Texas Café Public Hearing notice, \$100.90.

Total Cash on hand - **\$3,646,759.60.**

5. Citizens Comments

Comments by the Citizens of Quinlan

Citizens, who wish to address the QEDC Board, may have up to 3 minutes to speak and must sign-up prior to the start of the meeting. No action can be taken at this time.

6. Project #14-25

Community Park Phase III - In Progress

7. Project # 22-36

(PEIP) Property Enhancement Incentive Policy

a. Jalapenos located at 720 East Quinlan Parkway. Review application and possibly approve request for a grant up to \$10,000.00 towards installation of a concrete parking lot for the new Jalapenos.

8. Project #25-40

Old Town: North Main Street Waterline Upgrades

Civil Constructions Drawings have been completed. Ready to go out for bid.

9. Project #25-41

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

Topo Survey and Civil Construction Drawings have been completed. First Baptist Church of Quinlan has chosen J&L Pavement West to execute this project.

10. Project #25-42

Downtown Master Plan

Freese and Nichols will present to the QEDC and the City Council at the November 10th meeting. The EDC should "consider and make a recommendation to the Quinlan City Council regarding an agreement with Freese and Nichols for professional planning services related to proposed updates to the City's Zoning Ordinance, Subdivision Ordinance, related development standards, and the completion of a Downtown Master Plan."

11. Project #25-43

(DPEIP) Downtown Property Enhancement Incentives Program

P-1 Texas Café, 123 W. Main Street. In progress of build-out. Review and possibly accept the Performance Agreement written by Attorney, Jeff More between the Texas Café and the QEDC.

12. Training

Texas Municipal League Economic Conference and TEDC Conference

a. TEDC San Antonio – Oct 29-31th: \$675.00 + Hotel, Parking, food \$465.00= \$1,140.00.

b. TML Bastrop – Nov 12-14th: \$325.00+ Hotel, Parking, & food \$390.00=\$725.00.

13. Future Agenda Items

Possible Future Agenda Items

14. Adjourn

POSTED 10/13/2025 5:25 AM/PM



Debi Darter, Executive Director

Note to the Agenda: The QEDC reserves the right to retire into executive session under Sections 551.071/551.074 & 551.087- 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.