



BOARD OF DIRECTORS

Regular Monthly Meeting

March 11, 2024

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 Hearings**
 - Public Hearing for Project 24-38 Wastewater Treatment Master Plan**

The QEDC will hear and consider public input regarding funding for the engineering costs to update the Wastewater Treatment Master Plan for the City of Quinlan. Cost for the engineering of the Waste Water Treatment Master Plan is \$32,000.
 - Public Hearing for Project 24-39 TIRZ #1**

The QEDC will hear and consider public input regarding the professional services to be rendered by Hawes Hill & Associates for the implementation of Tax Increment Reinvestment Zone (TIRZ). Cost of the implementation of the TIRZ is \$49,000.
- 3. Minutes**
 - Regular Meetings**

Review and possibly approve the Minutes of the Regular Meeting held February 12, 2024.
- 4. Treasurer's Report**
 - Operating Statement & Invoices**

Review and possibly approve the following:

 - a. December Operating Statement
 - b. Existing and adding new CD accounts
 - c. Campbell Signs requires 50% down to begin manufacturing the Wayfinding Signs - \$18,525.
 - d. Herald Banner Public Notice; TIRZ - \$100.90.
 - e. Herald Banner Public Notice; Waste Water Master Plan - \$88.90
 - f. Brown & Hofmeister; Professional Services - \$225.00

Total Cash on hand - **\$3,141,836.17.**
- 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.
- 6. Grant Request**
 - Hunt Regional Urgent Care**

Hunt Regional incentive request for build-out of a new 3,150-sf building to be built by the property owner, Advisors Commercial Real Estates at at 8840 S. Hwy 34 in Quinlan.

- 7. Hotel Feasibility Study** **Feasibility Study for Quinlan**
Review and Possibly consider a hotel feasibility study within the City of Quinlan by Core Distinction Group at the total sum of \$15,000. A 50% deposit is required to begin the study. Core Distinction Group will perform a needs analysis to determine if Quinlan has the capacity for a Hotel and will not proceed if there is not one.
- 8. Project #14-25** **Community Park Phase III** – In progress
- 9. Project #21-33** **Old Town; North Main, Sidewalk and Parking Spaces**
LF Miller Construction - Work in progress
- 10. Project #22-36** **(PEIP) Property Enhancement Incentive Policy**
No new applications.
- 11. QEDC Properties** **Land Acquisitions**
Possible Executive Session - 501.072 Regarding Real Property.
- 12. Future Agenda Items** **Possible Future Agenda Items**
- 13. Adjourn**

POSTED 12:27 ~~AM~~ PM

LK

Laura Kennemer, City Secretary

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.