



**REGULAR MEETING AGENDA**  
**Board of Directors of the Quitman Development Corporation**  
**City of Quitman, Texas**  
**Quitman City Hall – 401 E. Goode Street, Quitman, TX**  
**Monday, February 12, 2024, 2024 5:30 PM**

Zoom Meeting ID: <https://us06web.zoom.us/j/89984169740?pwd=6ul8bDNVM9sXdmt4HkPP7nERFSVYA9.1>

**1. CALL TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG**

**4. CITIZEN COMMENTS**

- A. Citizen Comments - Citizens have three minutes each to express their opinion(s) of items to be discussed at this Board meeting or any other pertinent subject or concern.
- B. President's Comments

**5. CONSENT AGENDA**

*All items under the Consent Agenda are considered to be routine by the Quitman Development Corporation and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider approval of January 8, 2024, Regular Meeting Minutes.
- B. Consider approval of the January 2024, Financials.

**6. PRESENTATIONS**

- A. Presentation from Steven Spillette with CDS Community Development Strategies regarding a potential Quitman Rental Housing Demand Study

**7. PUBLIC HEARINGS AND DISCUSSION/ACTION ITEMS:**

- A. Hold a Public Hearing; Discuss and consider a resolution authorizing the Executive Director to execute an Agreement with CDS Community Development Strategies to conduct a Quitman Rental Housing Demand Study
- B. Hold a Public Hearing; Discuss and consider a resolution approving a Façade Grant to Minuteman Ordnance Company for façade improvements to the building located at 101 South Main, Quitman, Texas, and authorizing the Executive Director to execute the related Agreement

- C. Hold a Public Hearing; Discuss and consider a resolution approving a Project Grant to Peoples Telephone Cooperative Inc. for expenditures related to the installation of a mainline fiber optic cable network in Quitman, and authorizing the Executive Director to execute the related Performance Agreement
- D. Discuss and consider action on a resolution appointing Wyatt Hamilton Findlay PLLC as General Counsel of the QDC and authorizing the Board President to execute an Engagement Letter with said Firm
- E. Discuss and consider action to authorize the transfer of funds from the QDC's Origin Bank money market account to the QDC's TEXSTAR investment fund

## **8. EXECUTIVE SESSION**

Pursuant to the TEXAS OPEN MEETINGS ACT, Chapter 551, TEXAS GOVERNMENT CODE, Sec. 551.072 (deliberation regarding real property) and Sec. 551.071(2) (consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551), a closed executive session will be held to discuss the following matters:

- A. Deliberation regarding real property within the Quitman Business Park located on Richards Street, Quitman, Texas
- B. Legal Advice from General Legal Counsel in re statutory requirements applicable to QDC

## **RECONVENE INTO OPEN SESSION**

Reconvene into open session for possible action resulting from any items posted and legally discussed in executive session.

## **9. ADJOURN**

As authorized by Texas Government Code Section 551.071(2), the Board of Directors of the Quitman Development Corporation may convene into a closed executive session at any time during the course of this meeting for the purpose of seeking confidential legal advice from its General Legal Counsel on any agenda item listed herein. As authorized by Texas Government Code Section 551.087, the Board of Directors of the Quitman Development Corporation may convene into a closed executive session at any time during the course of this meeting for the purpose of discussing or deliberating commercial or financial information received from a business prospect named on any agenda item listed herein; or to deliberate the offer of a financial or other incentive to a business prospect named on any agenda item listed herein.

## **CERTIFICATE OF POSTING:**

This is to certify that the undersigned posted the above agenda at Quitman City Hall, 401 East Goode Street, Quitman, Texas, and on the Quitman Development Corporation's website at 2:15 P.M., the 8 day of Feb, 2024, and said agenda has been continuously posted for at least 72 hours immediately preceding said meeting, in accordance with Chapter 551, Texas Government Code.

  
James Attaway, Executive Director