

AGENDA
MAIN STREET ADVISORY BOARD
6:00 pm – December 13, 2023
City of Taylor Conference Room

MISSION STATEMENT: The Taylor Main Street Program strives to fill all downtown buildings with businesses and residents by prioritizing historic preservation, cultural experiences, community partnerships, and cultivated growth.

VISION STATEMENT: Taylor, where experiences are on every block; where you are greeted with a Texas smile; and where growth is cultivated to create a vibrant historic downtown that has something for everyone. To be that place!

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Main Street Advisory Board welcomes public comment on items not listed on the agenda. However, the Board cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA:

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with a single vote. The Chairman or a Board member may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

- A. Review and approve minutes from the MSAB regular meeting held on October 18, 2023, the special called meeting on October 30, 2023, and the board training/planning retreat held on November 15, 2023 (Doug Moss)
- B. Review and receive the financial reports from December 2023 – (Jan Harris)

IV. REGULAR AGENDA-New Business:

- A. Receive information, discuss, and consider action on a Façade Improvement Grant from Mike Hobble for 206 N Main St. (Jan Harris)
- B. Receive information, discuss, and consider action on a Façade Improvement Grant from William Holden for 201 N Main Street (Jan Harris)
- C. Receive information, discuss, and consider action on a Façade Improvement Grant from Mike Hobble for 415-417 N Main Street. (Jan Harris)
- D. Set date for special called meeting to discuss new Justice Center-City Hall and the DT Master Plan (Jan Harris)

V. REGULAR AGENDA - Continuing Business:

- A. Main Street Manager's reports (Jan Harris)
 - 1. Manager's activity report
 - 2. Main Street business & property report

- B. Special Events Coordinator's report (Ruby Fisher)
- C. Review the Action Item List and receive updated reports on the items listed. (Doug Moss)
- D. Receive and take possible action on committee reports:
 - 1. New Justice Center-City Hall Advisory Committee (John McRae)
 - 2. Downtown Beautification Committee (Jenn Lopez)
 - 3. Stakeholders Communication Committee (Jenn Lopez)
 - 4. Blackland Festival Committee (Jenn Lopez)
- E. Review the Chair assignments from the board retreat and fill unassigned chairs. (Ruby Fisher)
- F. Staff update on downtown directory signage. (Jan Harris)
- G. Staff update on shop downtown Taylor website (Jan Harris)
- H. Discuss items for upcoming agendas (Doug Moss)
 - 1. Present comparison of the 2024 Work Plan with the word clouds created at the Board Retreat.
 - 2. Topics for the 2024 Breakfast Bites (January meeting will discuss the updated sign ordinance).

VI. ADJOURN

NEXT MEETING DATE: January 18, 2024

I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Main Street Manager

Date:



TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

CONSENT AGENDA

III-A

Review and approve minutes from the MSAB regular meeting held on October 18, 2023, the special called meeting on October 30, 2023, and the board training/planning retreat held on November 15, 2023

**MEETING MINUTES
MAIN STREET ADVISORY BOARD
6:00 pm – October 18, 2023
City of Taylor Conference Room**

MEMBERS PRESENT: Erwin Stauffer, Jeff Snyder, John McRae, Jenn Lopez, Curie Humphreys, Ruth Rivera, and Chairman Doug Moss

VISITORS PRESENT: Chuck Farr and Mike Hobble

STAFF PRESENT: Jan Harris, Main Street Manager

STAFF ABSENT: Ruby Fisher, Special Events Coordinator

I. CALL TO ORDER AND DECLARE A QUORUM – Chairman Moss called the meeting to order at 6 pm and noted that a quorum was present.

II. CITIZEN COMMUNICATION – There was no citizen communication.

III. CONSENT AGENDA:

A. Review and approve minutes from the MSAB regular meeting held on September 20, 2023
MOTION: To approve the minutes of the September 20, 2023 meeting as presented.
E STAUFFER / J SNYDER / UNANIMOUS

B. Review and receive the financial reports from October 2023 – Jan Harris reviewed the new budget with the board.
ACTION: The financial report was received as information by the board.

IV. REGULAR AGENDA-New Business:

A. Receive information, discuss, and consider action on a Façade Improvement Grant from Mike Hobble for 206 N Main St. – Jan Harris presented the packet for the awning replacement project. The existing awning was rotten from the inside. The new awning is a replica of the old one apart from the top of the new awning is covered with metal rather than the original tar paper & gravel. The height of the fascia board is the same as the width and length of the new awning to the original. The under canopy is heavy duty painted plywood. The cost of the project is \$7,050 and 50% of that is \$3,525.00.
MOTION: To approve the Façade Improvement Grant request as presented and award Mike Hobble a grant in the amount of \$3, 250.00 upon the receipt of proof of payment. J MCRAE / J SNYDER / UNANIMOUS

B. Receive information, discuss, and consider action regarding the purchase of advertising space in the chamber's 2024 Taylor Visitors Guide: Jan Harris presented the board with information on advertising in the Greater Taylor Chamber of Commerce's 2024 Map and Visitors Guide. She suggested that the advertisement could promote the new website www.ShopDowntownTaylorTX.com and feature the QR code accessing the site.
MOTION: To authorize the Main Street Manager to purchase a half panel advertisement for \$435 in the 2024 Taylor Map and Visitors Guide. J LOPEZ / J MCRAE / UNANIMOUS
ACTION ITEM: Chairman Moss appointed Ruby Fisher, Curie Humphreys, and Jan Harris to develop the design for the advertisement.

C. Receive information and discuss board member involvement in upcoming Main Street Special Events: – In Ruby Fisher's absence, Jan Harris reviewed the progress on the following upcoming special events:
a. Main Street Car Show – Jeff Snyder encouraged all the board members to volunteer to

work at the Car Show. They would be needed with checking in the vendors, assisting the vendors as needed with load in and load out of merchandise. He advised the board that they would be needed starting between 6.30 and 6.45 am on Saturday and that they were to gather at City Hall to receive instructions.

- b. **Spooktacular** – This event is on Halloween between 6 pm and 8 pm in Heritage Square. The board members are encouraged to participate and help Main Street staff hand out candy/treats or for them to have their own tables for candy for the children.
- c. **Duck Buck Raffle** – Ruby Fisher has developed a sponsorship packet for businesses seeking to help underwrite this new event which will launch on Shop Small Saturday and culminate on December 9th at the Shop Small Sip & Stroll.
- d. **Shop Small Sip & Stroll** – Ruby has developed a sponsorship packet for this new event as well as a business participation sign-up sheet.

ACTION: The report was received by the board as information.

V. REGULAR AGENDA - Continuing Business:

A. Main Street Manager's reports – Jan Harris gave the following information to the board:

- 1. **Manager's activity report** - During September 1 – October 13, the Manager attended 8 board and committee meetings, participated in 7 different training sessions/meetings for professional development, held a second meeting with 1 group interested in purchasing a downtown property, and met with 2 downtown property/business owners interested in grants, and issued 1 Film Project Permit.
- 2. **Main Street business & property report** - During September 1 - October 13, there have been 7 properties listed for sale for a total square footage of 42,138, 15 building/spaces are for lease (some are small spaces within large buildings) for 37,019 SF; no properties were leased. The Neighborhood Bottle Shop opened on Saturday, October 14th. No businesses closed during the reporting period.

ACTION: The report was received as information by the board.

B. Special Events Coordinator's report – Jan Harris presented the Special Events Coordinator's monthly report in Ruby Fisher's absence. Between September 1 and October 13, the SE Coordinator attended 5 meetings, visited 7 businesses, active in planning 5 special events, held one special event, had 10 special event permits either issued or pending approval, and attended 1 professional development meeting.

ACTION: The report was received as information by the board.

C. Review the Action Item List and receive updated reports on the items listed. Jan Harris reviewed the Action Item List with the board. The following changes were made:

- 1. Ad Hoc Committee for the Justice Center/City Hall Project – Committee Chairman John McRae reported that he'd sent a list of questions to Assistant City Manager Tom Yantis and he hopes that the Committee will be able to meet with him soon. He also reported that a 3-day trip is proposed for the committee and other staff members to visit City Halls around Texas and more information would be available soon.
- 2. Determine the photos for inclusion on the backs of the DT Directory maps – Item marked as completed.
- 3. Review and make recommendations to improve the DT Business survey. Curie Humphreys will submit suggestions to the Main Street Manager.
- 4. Plan the 2024 Blackland Prairie Day festival – The committee composed of Erwin Stauffer, Jeff Snyder, Jenn Lopez, and Ruby Fisher will begin to meet soon.
- 5. Assist with the planning & implementation of Small Business Sat-Wine Stroll events – The committee composed of John McRae, Curie Humphreys, Ruth Rivera, and Ruby Fisher will begin to meet soon.

ACTION ITEM: Provide a link to the board to the City Council meeting where the new City Hall architectural firm made a presentation – Jan Harris responsible.

ACTION ITEM: Send out an email requesting that the Main Street Board provide their own input to the questions John McRae presented to Assistant City Manager Tom Yantis – Jan

Harris responsible.

ACTION: The report was received as information by the board.

- D. Staff update on downtown directory signage** – Jan Harris reported that Art Office Signs would print and install the adhesive updates to the map for \$250/each. There is adequate funding to cover the cost of the first update, but she advised the board to adopt a motion to ask for underwriting support from the TIF.
ACTION ITEM: Chairman Moss asked for a timetable of exact dates when the maps would be updated during the year. Jan Harris is responsible.
MOTION: To request funding from the TIF Board to cover the cost of the backs of the Downtown Directory Maps and for the quarterly updating of the maps. D MOSS / J SNYDER / UNANIMOUS
- E. Staff update on shop downtown Taylor website** – Jan Harris showed the board the new website: www.ShopDowntownTaylorTX.com and reviewed the various pages with them.
ACTION: The report was received by the board as information.
- F. Discuss items for upcoming agendas** – The following items will be added to future agendas.
1. Call a special meeting of the Main Street Board to consider the sign grant application from Mark Thompson of Edward Jones Investments for their new offices located at 104 E 2nd Street. The meeting will be held on Monday, October 23, 2023 at 6 pm.
 2. Update of the Action Items Report
 3. Discussion of recommendations as to the best utilization of proceeds from the Main Street Car Show
 4. Change the December board meeting from December 20th to December 13th.
 5. Resolution of the sidewalk sticker project
 6. Provide a list of topics for Breakfast Bites meetings for the coming year.
- ACTION ITEM:** Update the City calendar to show the change in the MSAB and TIF meetings in December – Jan Harris responsible.
ACTION ITEM: Submit a TL for the Sidewalk Sticker project at the November 9th City Council meeting – Jan Harris responsible.

VI. ADJOURN – Meeting adjourned at 8:12 pm.

Respectfully submitted,

Jan Harris
 Main Street Manager

Date: 10/19/2023

**SPECIAL CALLED MEETING AGENDA
MAIN STREET ADVISORY BOARD
10:00 AM – Monday, October 30, 2023
City of Taylor Conference Room**

MEMBERS PRESENT: Jeff Snyder, John McRae, Erwin Stauffer, Ruth Rivera, Jenn Lopez, Curie Humphreys, and Chairman Doug Moss

STAFF PRESENT: Ruby Fisher, Special events Coordinator and Jan Harris, Main Street Manager

GUEST PRESENT: Maggie Campbell, President & CEO of Downtown Arlington

I. CALL TO ORDER AND DECLARE A QUORUM - Chairman Moss called the meeting to order at 10.06 AM and noted that a quorum was present.

II. CITIZEN COMMUNICATION – No comments were made by the public.

III. REGULAR AGENDA-New Business:

A. Receive and discuss information from Maggie Campbell, President & CEO of the Downtown Arlington Business Improvement District (BID), on the following topics:

- a. Overview of Business Improvement Districts (BID) in Texas**
- b. Overview of the Downtown Arlington BID Benefits and**
- c. Approach for Texas BID operations**

Benefits of a BID:

1. It enables a program to be out from under the complete control of City Hall.
2. Brings the property owners inside the BID in as participating (paying) stakeholders.

Downtown Arlington is a 501-C-3 organization.

Steps to set up a BID:

1. Perform a BID Feasibility Study (synonym for a BID in TX is a PID – Public Improvement District)
 - After a proposal has been developed, hold a series of public meetings
2. A BID must have at least 51% of the property owners agree to be assessed an additional amount on top of property taxes. ** call it an “assessment” and not a “tax.”
 - A BID can adopt a Tiered Assessment System with higher-use area paying a higher percentage of the assessment.

**Texas state law allows BIDs to initially be approved for a 5-year term.

** Residential homesteads and non-profits are exempt from the assessment.

3. After 5 years, the BID is reviewed to determine whether it provided a positive ROI for the fees assessed.

**The Texas Statute governing BIDs: Local Gov’t Code, Ch 372 (Improvement Districts in Municipalities and Counties; Title 12 – Subtitle A – Ch 372).

Ms. Campbell also made some observations on Taylor and how it appears to an outsider:

1. Missing signage from Hwy 973 (Manor) and Hwy 79 (Hutto).
 - ** This can be corrected through the City Council and TXDOT.**
2. Crumbling Infrastructure – sidewalks and roads.

****How to get infrastructure improvements: Data, surveys, focus groups all drive decisions and Councils listen to constituents.****

****COMPARE TAYLOR TO OTHER CITIES TO HIGHLIGHT WHAT TAYLOR IS NOT DOING AND REPORT ON THAT****

3. Consider recruiting Chain-lets (small chain stores where the owner is still reachable)

www.puma.com – Global trends report – an international survey of a downtown’s health – provided annually.

Placer AI – Program to collect data through their national geofence. Costs \$14,000/year.

IV. Adjourn – The meeting was adjourned at 11.40 AM.

Respectfully submitted,

 _____ Date: 11/1/2023
Main Street Manager

**TAYLOR MAIN STREET TRAINING & PLANNING RETREAT
MAIN STREET ADVISORY BOARD
3:00 PM – 9:00 PM WEDNESDAY, NOVEMBER 15, 2023
City of Taylor Conference Room**

MEMBERS PRESENT: Jeff Snyder, John McRae, Curie Humphreys, Ruth Rivera, Erwin Stauffer, Jenn Lopez, and Chairman Doug Moss.

STAFF PRESENT: Ruby Fisher, Special events Coordinator and Jan Harris, Main Street Manager

OTHER PRESENT: No visitors were present.

- I. **Call to order and declare a quorum:** The retreat was called to order by Chairman Doug Moss at 3:00 pm and a quorum was present.
- II. **The purpose of this meeting and what we intend to accomplish here today:** Jan Harris outlined the purpose and goals of the Training and Planning Retreat using a Power Point presentation as a guide.
- III. **Icebreaker Activity – The Big Questions:** The BIG QUESTIONS were presented to the board and their answers formed a word cloud showing what were the best things and things that needed work for both the Downtown and the Main Street board/program.
- IV. **Review of meeting etiquette and Roberts Rules of Order:** Ruby Fisher guided the board through an overview and training for efficient meetings using Robert Rules.
- V. **Activity - The Main Street Questionnaire:** This questionnaire asked several questions, the answers to which were gathered in word clouds. The word clouds are attached to these minutes.
- VI. **The Accreditation Process:** Jan Harris led the group in a dive into the annual accreditation process and why it is so important to complete the NMSC's measuring device thoughtfully and realistically.
 - A. Overview
 - B. The 6 Standards:
 1. Broad-Based Community Commitment to Revitalization
 2. Inclusive Leadership and Organizational Capacity
 3. Diversified Funding and Sustainable Program Options
 4. Strategy-Driven Programming
 5. Preservation-Based Economic Development
 6. Demonstrated Impact and Results
 - C. The Process – The Community Self-Assessment Tool
- VII. **Review the Taylor Main Street's Mission and Vision Statements and update as needed:** The board brainstormed and rewrote the Mission and Vision Statements for the Main Street Program. The new Mission Statement is: Taylor Main Street Program strives to fill all downtown buildings with businesses and residents by prioritizing historic preservation, cultural experiences, community partnerships, and cultivated growth. The new Vision Statement is: Taylor, where experiences are on every block; where you are greeted with a Texas smile, and where growth is cultivated to create a vibrant historic downtown that has something for everyone. To be **that** place!

VIII. Review Main Street Taylor's current Transformation Strategies and update as needed: Jan Harris handed out copies of the 2023 Transformation Strategies. The board determined that these 2 strategies were still relevant and should be continued for 2024.

IX. Develop an actionable Work Plan based on committees to support our Transformation Strategies: Jan Harris reviewed with the board the associated work plan of tasks listed under the 2 Transformation Strategies. They then went through each section and task to determine whether it was still relevant and who would chair the effort.

X. Adjourn: The Retreat was adjourned at 8:54 pm.

Respectfully submitted,

Jan Harris,
Main Street Manager



I think the greatest Strengths of Downtown Taylor are:
15 responses

strong business community
unique businesses
community potential variety of businesses
historic buildings
brick and mortar
small businesses
opportunity for growth
size of downtown
creativity
hospitality



I think the greatest Strengths of the Taylor Main Street Program are:
18 responses

commitment

master plan
passionate
lost history
great staff
coordination
common vision
business oriented
downtown master plan
strong board
possibilities
community driven
the board
diversity
willingness
looking toward the future
diversity of board member





I think the greatest Weaknesses of Downtown Taylor are:

Lack of building owner interest

Building owners that don't restore their buildings

Intransigent building owners

Lost of small businesses

empty buildings

Not having an actual 'city center' or square.

Out of town owners

Unoccupied buildings



I think the greatest Weaknesses of the Taylor Main Street Program are:

Is there one?

Not enough
time/volunteers/ideas to
expand and improve
downtown programs

Lack of effective year
round committeesng

Lack of active standing
committees

Too much to do, being pulled in
too many directions,
navigating other departments
(internal to city)

The length of time it takes to
accomplish a project. Red
tape, bid processes, etc.

Lacking close relationships
with building owners and
tenants.

Volunteers for events



I think the greatest Weaknesses of the Taylor Main Street Program are:

Government



Two action items I wish the Main Street Advisory Board would focus on are:

Creating Events and
Opportunities to bring people
AND business to Downtown

Bring in dynamic new
retailers to downtown

1. More guidance and interaction with the Merchants.
2. Step-by-step implementation of the downtown master plan.

Recruitment of key businesses
Greater involvement with the
DT businesses

Business recruitment/owner
energization Stronger
relationship with downtown
stakeholders

Accessibility and
beautification of downtown.
Incentives for business owners,
grants etc.

Focus on attracting
businesses

Implementing projects we have
agreed on Encouraging
diversity in business





Two action items I wish the Main Street Advisory Board would focus on are:

Main Street revitalization





I think appropriate decorum for board discussion looks like:
17 responses





What do you think makes Taylor unique?

22 responses





What impact has the Taylor Main Street program made on Downtown?

Focus on rehabilitation.

Created a sense of pride

Created grants for small business support, general beautification, support of growing community events

Awareness of revitalization needs

Provided local grants

Creation of a downtown master plan

Restoration of buildings

Facade and signage grants





What impact has the Taylor Main Street program made on Downtown?

Supported local
businesses and building
owners

Success of events

Active building a
community

Acts as a conduit between
the biz community and
City Hall

Repurpose empty
buildings
Create
community

Connection. To new city
hall design process

Lack of clear funding

Lack of
funding
Implementation





What barriers have stood in the way of the Taylor Main Street Program?

Money

Lack of clear funding

Delay in action items being implemented

Lack of funding for capital projects

Governmental approval process

Lack of volunteer participation

Miscommunication between departments

The sometimes lengthy processes required to accomplish projects.



What barriers have stood in the way of the Taylor Main Street Program?

Connecting with community and building owners to share vision and how they can be a part of the Revitalization

Financing

Lack of active and engaged committees

Strategic use of TIF funds

Strategic use of TIF funds

Strategic use of TIF funds





How could these barriers be overcome?

Lack of communication

More active engagement / meetings with the building owners and businesses

Garner city management and city council investment in Downtown revitalization efforts

Proactively develop a work plan with associated costs prior to the development of the new FY budget

Strong email listserve for all building owners and merchants.

Better communication with city management

Creating positive relationships with tenants and owners as well as community to create a deeper sense of commitment and connection to create something better for downtown

Strengthening relationships with business and building owners.





How could these barriers be overcome?

Get more volunteers to be engaged in MSAB and serve on committees.

Better communication with city departments
Direct engagement with property owners
Direct engagement with business owners

Strategic use of TIF funds





What business types do you think are missing from downtown?

Hotel

Live entertainment venues

Live music venue

Burger and breakfast place.

Art/Gallery

Heritage Center

Theater - both cinema and live performance

Diner





What business types do you think are missing from downtown?

Thai restaurant

Wineries Higher end
restaurant with wine

A revived Howard Theatre
into live entertainment and
movies.

Art gallery

Steak house

Live entertainment

Boutique pizza place

Vegetarian restaurant.





What business types do you think are missing from downtown?

Hotel and short
stayDiverse eateries

Childrens/toy, high end
restaurants, boutique hotels,
shoe stores, art supply stores,
high end boutiques.

Youth activitiesTours of
city

Strong entertainment
venue south of tracks

Availability of restaurants
in the area

Good restaurants





What is downtown's greatest competition?

WalMart

Itself/Stagnant building owners

Cheaper versions somewhere else

Cheaper versions somewhere else

Strip centers/ chains on North Main

The summer sun!

Franchise business that tend to group in shopping centers

The rest of the city



What is downtown's greatest competition?

Heat and no shade

Surrounding downtown districts that are more walkable/curb appeal.

Good reetaurants





What groups are represented? What groups are missing? How could we work better together toward our downtown vision?

Missing more business owner participation.

Lack of representation from the African-American community

Workshops with interested business owners and building owners

Bring absentee owners into discussion

Missing Taylor Youth

We are missing folks from MLK jr - from the "side of the tracks". These are members of our downtown. Maybe we should form a committee specifically to do outreach

Missing building owners

We are missing TISD





What groups are represented? What groups are missing? How could we work better together toward our downtown vision?

There is really nothing south of the tracks

Lack of representation from youth and young adults on board

The integration of communities that are both new to Taylor and have been here for many years. With a nod to the past but looking forward to new opportunities/ideas.

Business and property owners
African American
Asian Americans
Public awareness

Shopping is represented, great diversity in restaurants are represented. Wineries and Art are missing. Actively pursue missing

Black community and Asian community

No voice from Southside

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #1	Capitalize on downtown improvements.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Go through the Master Plan, prioritize into Year 1; Year 2. Make prioritized recommendations to the City Council. Project Task Leader: Doug Moss Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Maintain both the Shop DT Taylor TX website and DT Directory Maps Project Task Leader: Timelines & budget

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #2	Encourage quality redevelopment of downtown properties.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Offer an educational session on tax credits and other incentives available to property owners. Project Task Leader: Doug Moss Timelines & budget: Completed in 3rd Quarter of 2023	Project: Create an “Endangered Species” list of buildings – post their histories. Project Task Leader: Doug Moss & John McRae Timelines & budget: 	Project: Participate in the Imagine the Possibilities Tour in spring 2024. Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Research, develop and implement additional grant opportunities for DT property owners. Project Task Leader: Timelines & budget:
	Project: Survey the commercial district to learn when /if owners plan to renovate Project Task Leader: _____ Timelines & budget:	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #3	Create a livelier, more welcoming streetscape.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Project Task Leader: Timelines & budget:	Project: Explore creating artful pedestrian crosswalks in strategic locations (but weigh against the “visual mess” as they begin to fade). Project Task Leader: Jenn Lopez Timelines & budget: 	Project: Activate the windows of empty or underutilized buildings – (use Art Office Signs to print our QR codes that link to DowntownTX.org). Project Task Leader: Timelines & budget: 	Project: Encourage more storefront lighting until “X” time. Possibly include a lighting provision in the grants available to businesses. Project Task Leader: Timelines & budget:
	Project: Project Task Leader: Timelines & budget:	Project: Benches/Trashcans. Install benches so that conversations are encouraged so that people linger. Project Task Leader: _____ Timelines & budget: _____	Project: Project Task Leader: Timelines & budget	Project: Advocate for sandwich boards / corner directional signage to help visitors DT. Project Task Leader: Timelines & budget:

TRANSFORMATION STRATEGY 1

GOAL #3 (CONTINUED)	Create a livelier, more welcoming streetscape.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project:	Project: Explore options for additional trees in the downtown	Project:	Project:
	Project Task Leader:	Project Task Leader: _____	Project Task Leader:	Project Task Leader: _____
	Timelines & budget	Timelines & budget: _____	Timelines & budget (<i>might appear on separate pages</i>)	Timelines & budget: _____

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #4	Reduce noise clutter and improve pedestrian safety.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Pursue quiet zone for the R/R – inviting all impacted parties. Project Task Leader: Jeff Snyder Timelines & budget: 	Project: Better enforcement of speed limit in DT. Explore additional traffic calming measures. Project Task Leader: Jeff Snyder Timelines & budget: 	Project: Project Task Leader: Timelines & budget	Project: Project Task Leader: Timelines & budget:

TRANSFORMATION STRATEGY 2

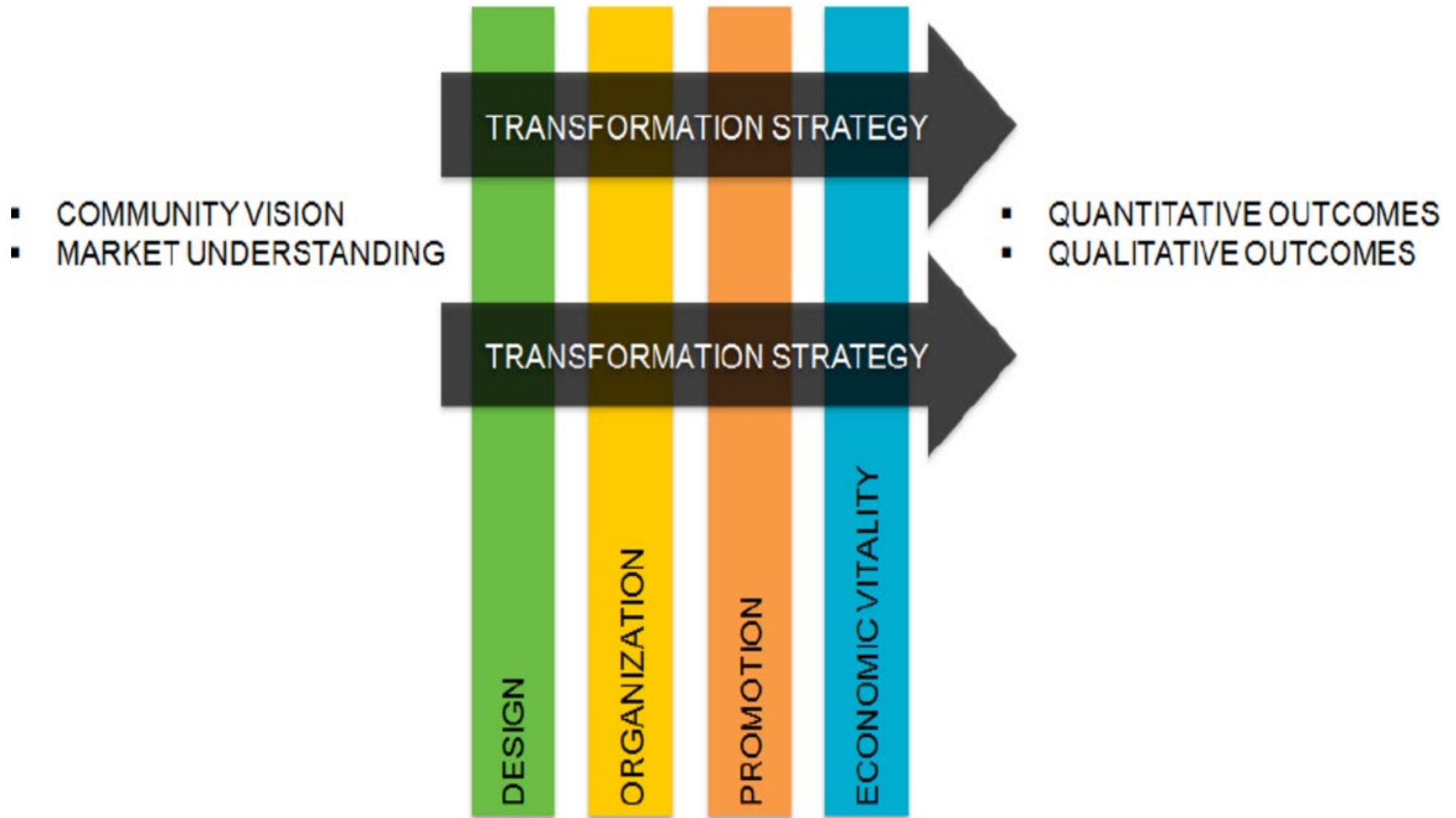
MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #1	Encourage locals’ patronage of DT businesses by combatting the perception there is no parking.			
MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Build merchant buy-in to a “Park Away” program by marketing it as “Heart Smart Parking.” Project Task Leader: Erwin Stauffer Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Tackle the parking perception problem in DT Project Task Leader: Erwin Stauffer Timelines & budget:
	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Publish & promote a graphic showing average distance from parking lot to a big box store & compare it to ave. distance walked to a DT business Project Task Leader: E Stauffer Timelines & budget:

TRANSFORMATION STRATEGY 2

MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #3	Ensure that downtown Taylor is open and welcoming to EVERYONE.			
OBJECTIVE: MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Establish a committee to discover and implement dialogue with leaders in Southside. Project Task Leader: Ruth Rivera Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Develop a multi-cultural festival/fiesta to encourage greater interaction with Hispanic, African American, & Asian residents. Project Task Leader: Jenn Lopez Timelines & budget: 	Project: Project Task Leader Timelines & budget:

TRANSFORMATION STRATEGY 2

MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #4	Support our downtown businesses “where they are.”			
OBJECTIVE: MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Project Task Leader: Timelines & budget	Project: Project Task Leader: Timelines & budget	Project Project Task Leader: Timelines & budget:	Project: Offer free training courses for small business owners (with SBDC). Project Task Leader: Timelines & budget:



TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

CONSENT AGENDA

III-B

Review and receive the financial reports from December 2023

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: DECEMBER 31ST, 2023

PAG 1

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100-GENERAL FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
***	TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
=====							
<u>EXPENDITURE SUMMARY</u>							
	524-MAIN STREET PROGRAM	200,132.00	0.00	29,449.18	14.71	0.00	170,682.82
***	TOTAL EXPENDITURES	200,132.00	0.00	29,449.18	14.71	0.00	170,682.82
=====							
***	TOTAL PROFIT / (LOSS)	(200,132.00)	0.00	(29,449.18)	14.71	0.00	(170,682.82)
=====							

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023100-GENERAL FUND
REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	TOTAL REVENUES ***	0.00	0.00	0.00	0.00	0.00	0.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & SALARIES</u>							
524-111	REGULAR FULL TIME	130,701.00	0.00	19,201.92	14.69	0.00	111,499.08
524-114	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
524-115	LONGEVITY PAY	192.00	0.00	0.00	0.00	0.00	192.00
524-118	INSURANCE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
524-119	CERTIFICATION PAY	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	130,893.00	0.00	19,201.92	14.67	0.00	111,691.08
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	297.00	0.00	0.00	0.00	0.00	297.00
524-121	FICA SOCIAL SECURITY	10,012.00	0.00	1,443.20	14.41	0.00	8,568.80
524-122	WORKERS COMPENSATION	344.00	0.00	75.53	21.96	0.00	268.47
524-123	STATE UNEMPLOYMENT TAXES	162.00	0.00	0.00	0.00	0.00	162.00
524-124	RETIREMEN-TMRS	17,300.00	0.00	1,252.90	7.24	0.00	16,047.10
524-126	HEALTH INSURANCE	15,400.00	0.00	3,948.72	25.64	0.00	11,451.28
524-127	DENTAL INSURANCE	576.00	0.00	94.48	16.40	0.00	481.52
524-128	LONG TERM DISABILITY	369.00	0.00	0.00	0.00	0.00	369.00
524-129	VISION INSURANCE	99.00	0.00	19.16	19.35	0.00	79.84
	* SUB-CATEGORY TOTAL *	44,559.00	0.00	6,833.99	15.34	0.00	37,725.01
<u>ALLOWANCES/REIMBURSEMENTS</u>							
524-133	BUSINESS- TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00
524-135	BUSINESS MEALS	1,500.00	0.00	246.26	16.42	0.00	1,253.74
	* SUB-CATEGORY TOTAL *	1,500.00	0.00	246.26	16.42	0.00	1,253.74
<u>TRAINING/PROFESSIONAL DEVELOPM</u>							
524-141	WORKSHOP TRAINING	400.00	0.00	0.00	0.00	0.00	400.00
524-142	PROFESSIONAL CONFERENCES	1,545.00	0.00	0.00	0.00	0.00	1,545.00
524-143	MEMBERSHIPS AND DUES	1,375.00	0.00	0.00	0.00	0.00	1,375.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	0.00	0.00	0.00	0.00	2,250.00
524-146	TRAINING- TRANSPORTATION	1,700.00	0.00	0.00	0.00	0.00	1,700.00
524-147	TRAINING- LODGING	2,500.00	0.00	0.00	0.00	0.00	2,500.00
524-148	TRAINING- MEALS	880.00	0.00	0.00	0.00	0.00	880.00
	* SUB-CATEGORY TOTAL *	10,650.00	0.00	0.00	0.00	0.00	10,650.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
** CATEGORY TOTAL **		187,602.00	0.00	26,282.17	14.01	0.00	161,319.83
<u>200-OPERATIONAL SUPPLIES</u>							
<u>OFFICE SUPPLIES</u>							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	0.00	274.20	17.75	0.00	1,270.80
524-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
524-214	COMPUTER SUPPLIES	500.00	0.00	139.20	27.84	0.00	360.80
524-215	POSTAGE	100.00	0.00	10.05	10.05	0.00	89.95
* SUB-CATEGORY TOTAL *		2,145.00	0.00	423.45	19.74	0.00	1,721.55
<u>PROGRAM/SPECIAL EVENTS</u>							
524-232	FOOD/MEALS	0.00	0.00	0.00	0.00	0.00	0.00
524-233	CITY SPONSORED EVENTS	0.00	0.00	0.00	0.00	0.00	0.00
524-235	PROMOTIONAL SUPPLIES	2,100.00	0.00	0.00	0.00	0.00	2,100.00
* SUB-CATEGORY TOTAL *		2,100.00	0.00	0.00	0.00	0.00	2,100.00
<u>OPERATIONAL EQUIPMENT (ADMIN)</u>							
524-261	OFFICE FURNITURE	800.00	0.00	135.98	17.00	0.00	664.02
524-267	COMPUTERS	2,000.00	0.00	1,556.32	77.82	0.00	443.68
524-269	OTHER OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
* SUB-CATEGORY TOTAL *		2,800.00	0.00	1,692.30	60.44	0.00	1,107.70
** CATEGORY TOTAL **		7,045.00	0.00	2,115.75	30.03	0.00	4,929.25
<u>300-FACILITIES OPERATIONS/MAIN</u>							
<u>UTILITIES</u>							
524-323	TRUNK TELEPHONE SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00
524-324	CELL PHONES	600.00	0.00	177.19	29.53	0.00	422.81
* SUB-CATEGORY TOTAL *		600.00	0.00	177.19	29.53	0.00	422.81
** CATEGORY TOTAL **		600.00	0.00	177.19	29.53	0.00	422.81

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>400-EQUIPMENT OPERATIONS/MAINT</u>							
<u>OFFICE EQUIPMENT</u>							
524-461	OFFICE EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
524-462	OFFICE EQUIPMENT MAINT/REPAIR	2,000.00	0.00	46.07	2.30	0.00	1,953.93
	* SUB-CATEGORY TOTAL *	2,000.00	0.00	46.07	2.30	0.00	1,953.93
** CATEGORY TOTAL **		2,000.00	0.00	46.07	2.30	0.00	1,953.93
<u>500-CONTRACT SERVICES AND FEES</u>							
<u>PROFESSIONAL SERVICES</u>							
524-512	ENGINEERING SERVICES	1,425.00	0.00	0.00	0.00	0.00	1,425.00
524-519	OTHER PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	1,425.00	0.00	0.00	0.00	0.00	1,425.00
<u>FEES FOR SERVICES</u>							
524-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
524-528	ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
<u>CONTRACT SERVICES</u>							
524-532	SOFTWARE MAINT/LICENSING	1,260.00	0.00	828.00	65.71	0.00	432.00
524-539	OTHER CONTRACT SERVICES	200.00	0.00	0.00	0.00	0.00	200.00
	* SUB-CATEGORY TOTAL *	1,460.00	0.00	828.00	56.71	0.00	632.00
** CATEGORY TOTAL **		2,885.00	0.00	828.00	28.70	0.00	2,057.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
524-714	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
*	SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
**	CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
524-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
*	SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
**	CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
***	DEPARTMENT TOTAL ***	200,132.00	0.00	29,449.18	14.71	0.00	170,682.82
=====							
***	TOTAL EXPENSES ***	200,132.00	0.00	29,449.18	14.71	0.00	170,682.82
=====							
***	TOTAL PROFIT / (LOSS) ***	(200,132.00)	0.00	(29,449.18)	14.71	0.00	(170,682.82)
=====							

*** END OF REPORT ***

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: DECEMBER 31ST, 2023

123-MAIN STREET REVENUE FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-	DONATIONS FROM PRIVAT	32,600.00	4,870.00	16,672.00	51.14	0.00	15,928.00
450-	INTERFUND OPERATING T	156,100.00	0.00	0.00	0.00	0.00	156,100.00
***	TOTAL REVENUES ***	188,700.00	4,870.00	16,672.00	8.84	0.00	172,028.00
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	188,700.00	25,140.99	56,868.74	30.14	0.00	131,831.26
***	TOTAL EXPENDITURES ***	188,700.00	25,140.99	56,868.74	30.14	0.00	131,831.26
***	TOTAL PROFIT / (LOSS) ***	0.00	(20,270.99)	(40,196.74)	0.00	0.00	40,196.74

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>330-INTERGOVERNMENTAL REVENUES</u>							
330-234	TEDC CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
330-235	GENERAL CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
330-236	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>430-USE OF MONEY AND PROPERTY</u>							
430-331	INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00
430-335	REFUNDS AND REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>440-DONATIONS FROM PRIVATE SOU</u>							
440-351	TAYLOR PRIDE	0.00	0.00	0.00	0.00	0.00	0.00
440-352	FARMERS' MARKET RENTAL FEES	7,000.00	4,870.00	5,989.00	85.56	0.00	1,011.00
440-353	MAIN STREET CAR SHOW	10,000.00	0.00	10,658.00	106.58	0.00	(658.00)
440-354	WINE SWIRL	0.00	0.00	0.00	0.00	0.00	0.00
440-355	HERITAGE SQ CHRISTMAS LIGHTS	0.00	0.00	0.00	0.00	0.00	0.00
440-356	CHRISTMAS BAZAAR	1,600.00	0.00	0.00	0.00	0.00	1,600.00
440-357	SALES AND OTHER FUNDRAISINGS	0.00	0.00	0.00	0.00	0.00	0.00
440-358	TAYLOR BLACKLAND PRAIRIE DAYS	14,000.00	0.00	0.00	0.00	0.00	14,000.00
440-359	SPOOKTACULAR	0.00	0.00	25.00	0.00	0.00	(25.00)
** REVENUE CATEGORY TOTAL **		32,600.00	4,870.00	16,672.00	51.14	0.00	15,928.00
<u>450-INTERFUND OPERATING TRANSF</u>							
450-361	TRANSFER FROM TIF	75,000.00	0.00	0.00	0.00	0.00	75,000.00
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	0.00	0.00	0.00	5,000.00
450-365	TRANSFER FROM GENERAL FUND	76,100.00	0.00	0.00	0.00	0.00	76,100.00
** REVENUE CATEGORY TOTAL **		156,100.00	0.00	0.00	0.00	0.00	156,100.00
*** TOTAL REVENUES ***		188,700.00	4,870.00	16,672.00	8.84	0.00	172,028.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

123-MAIN STREET REVENUE FUND
615-CONTRIBUTE TO CIVIC PROGRA
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
WAGES & SALARIES							
615-111	REGULAR FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
* SUB-CATEGORY TOTAL *		0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>200-OPERATIONAL SUPPLIES</u>							
PROGRAM/SPECIAL EVENTS							
615-231	TAYLOR PRIDE	0.00	0.00	0.00	0.00	0.00	0.00
615-232	FARMERS' MARKET	7,000.00	0.00	890.97	12.73	0.00	6,109.03
615-233	CITY SPONSORED EVENTS	15,100.00	0.00	832.58	5.51	0.00	14,267.42
615-235	MAIN ST CAR SHOW	30,000.00	0.00	24,273.96	80.91	0.00	5,726.04
615-236	TAYLOR BLACKLAND PRAIRIE DAYS	20,000.00	0.00	0.00	0.00	0.00	20,000.00
615-237	WINE SWIRL	5,000.00	0.00	0.00	0.00	0.00	5,000.00
615-238	CHRISTMAS BAZAAR	1,600.00	0.00	0.00	0.00	0.00	1,600.00
615-239	SPOOKTACULAR	1,500.00	0.00	1,275.72	85.05	0.00	224.28
* SUB-CATEGORY TOTAL *		80,200.00	0.00	27,273.23	34.01	0.00	52,926.77
PUBLIC SAFETY SUPPLIES							
615-240	CITY PARADES	25,000.00	0.00	0.00	0.00	0.00	25,000.00
* SUB-CATEGORY TOTAL *		25,000.00	0.00	0.00	0.00	0.00	25,000.00
SPECIALTY SUPPLIES							
615-259	MISC. SUPPLIES	3,500.00	140.99	350.20	10.01	0.00	3,149.80
* SUB-CATEGORY TOTAL *		3,500.00	140.99	350.20	10.01	0.00	3,149.80
** CATEGORY TOTAL **		108,700.00	140.99	27,623.43	25.41	0.00	81,076.57

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023

123-MAIN STREET REVENUE FUND
615-CONTRIBUTE TO CIVIC PROGRA
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>500-CONTRACT SERVICES AND FEES</u>							
<u>PROFESSIONAL SERVICES</u>							
615-519	OTHER PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
<u>FEES FOR SERVICES</u>							
615-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
615-528	ADVERTISING	5,000.00	0.00	0.00	0.00	0.00	5,000.00
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	0.00	0.00	0.00	5,000.00
** CATEGORY TOTAL **		5,000.00	0.00	0.00	0.00	0.00	5,000.00
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
615-719	OTHER CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
615-811	RENTAL ASSISTANCE	0.00	0.00	0.00	0.00	0.00	0.00
615-813	FACADE GRANT	75,000.00	25,000.00	29,245.31	38.99	0.00	45,754.69
615-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	75,000.00	25,000.00	29,245.31	38.99	0.00	45,754.69
** CATEGORY TOTAL **		75,000.00	25,000.00	29,245.31	38.99	0.00	45,754.69

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2023123-MAIN STREET REVENUE FUND
615-CONTRIBUTE TO CIVIC PROGRA
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	DEPARTMENT TOTAL ***	188,700.00 =====	25,140.99 =====	56,868.74 =====	30.14 =====	0.00 =====	131,831.26 =====
***	TOTAL EXPENSES ***	188,700.00 =====	25,140.99 =====	56,868.74 =====	30.14 =====	0.00 =====	131,831.26 =====
***	TOTAL PROFIT / (LOSS) ***	0.00 =====	(20,270.99) =====	(40,196.74) =====	0.00 =====	0.00 =====	40,196.74 =====

*** END OF REPORT ***

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
New Business

IV - A

Receive information, discuss, and consider action on a Façade Improvement Grant from Mike Hobbie for 206 N Main St.

Applicant Name: Michael Hobble

Date: 9-7-2023

Business Name: Drip n Rip Vapes

Mailing Address:
206 N Main Street
Taylor, Texas 76574

Phone: 214-803-1513

Email: mike.hobble@driprnripvapes.com

Building Owner: 705 Austin Ave, LLC

Contact Phone: 214-803-1513

Email: mike.hobble@driprnripvapes.com

Project Site/Address:
206 N Main Street
Taylor, Texas 76574

SCOPE OF WORK (see required attachments):

- | | |
|--|-------------------|
| 1. Clean and/or repair brick | \$ _____ |
| 2. Sand and paint weathered boards | \$ _____ |
| 3. Repair/replace storefront window and/or door system | \$ _____ |
| 4. Repair/replace upper floor windows | \$ _____ |
| 5. Repair/replace transom windows | \$ _____ |
| 6. Repair/replace awnings or canopy | \$ 7,050.00 _____ |
| 7. Paint stucco, wood or painted masonry | \$ _____ |
| 8. Repair roof, parapet, and /or flashing | \$ _____ |
| 9. Other: _____ | \$ _____ |
| 10. Other: _____ | \$ _____ |
| 11. Other: _____ | \$ _____ |

TOTAL ESTIMATED COSTS: \$ _____

DETAILS OF PLANNED IMPROVEMENTS RELATING TO GRANT REQUEST (attach additional information if necessary).

Replace rotton wood and roof for awning.

New wood, trim, paint - Pictures of damage attached.

REQUIRED ATTACHMENTS:

- ☒ 1. Color photographs, showing the entire façade(s) where work will take place.
- ☒ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- ☒ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ☒ 4. If adding or changing materials, include a sample of the product to be used.
- ☒ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

** If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. ***

TOTAL COST OF PROPOSED PROJECT: \$ 7050.00

TOTAL GRANT REQUEST: \$ 3,525.00

(Maximum grant reimbursement is 50% of the total project no to exceed \$25,000 – for example: \$50,000 project = \$25,000 reimbursement grant; \$20,000 project = \$10,000 reimbursement grant; \$100,000 project = \$25,000 reimbursement grant)

LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS (please attach original proposals):

1. Dust and Shine - \$7050.00 _____
2. _____
—
3. _____
—

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

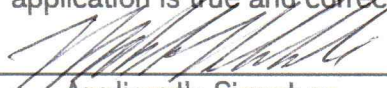
Please initial below to attest that you have read and understand the following:

 msh I have met with the Main Street Manager, and I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and historic preservation of Taylor's historic downtown.

 msh I attest that I have not received, nor will I receive insurance monies for this revitalization project.

 msh I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)

 msh I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.



Applicant's Signature

9-7-2023

Date

If the applicant is not the building owner, the following approval must be provided by the building owner:

OWNER APPROVAL FOR TENANT APPLICANT:

I, (please print clearly) _____, owner of the building at _____, give my consent to the applicant to go forward with the façade work on the building as outlined in the Scope of Work section of this application.

Signature: _____

Date: _____

(For official use only)

Date FIG Packet was received: _____

Is the FIG Packet complete:

YES NO

Date FIG Packet was considered by the MSAB: _____

Results of MSAB's consideration:

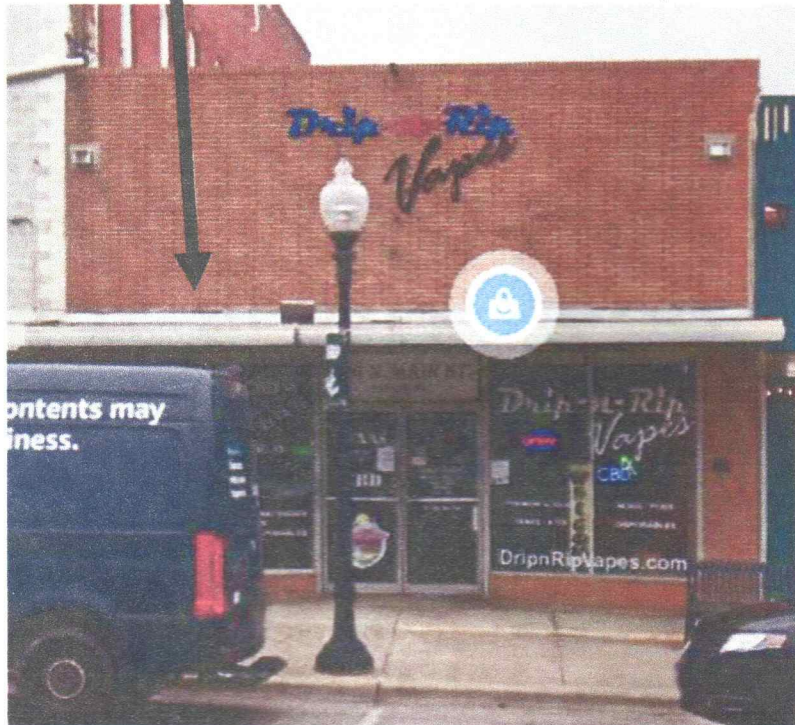
Main Street Manager's Signature: _____

Date: _____

MSAB Chairman's Signature: _____

Date: _____

Awning replace structure with new wood,
roofing material and aluminum trim
30' X 6'



Dust and Shine
13500 moura cove
Pflugerville, TX 78660
United States

Prepared For
mike

Estimate Date
09/14/2023

Estimate Number
0000126

Description	Rate	Qty	Line Total
General Repair front awning need to repair awning there is no water down spouts so water damage shingles and all wood needs to be replace it is all rotten and under awning water has penetrated wood so need to re- place all wood as well,	\$0.00	1	\$0.00
General remove all shingles damage wood metal trim under awning demo all wood and trim and haul off all trash	\$2,000.00	1	\$2,000.00
General reframe around metal Fram do wood deck back and add felt paper and adding metal roof back remand under awning new wood caulk and paint.	\$3,500.00	1	\$3,500.00
materials wood boards wood trim	\$500.00	1	\$500.00
materials nails screws caulk felt wrap paper,	\$150.00	1	\$150.00
materials trim wood for out side perimeter	\$250.00	1	\$250.00
materials metal sheets for top of awning	\$400.00	1	\$400.00
materials paint to paint awning	\$250.00	1	\$250.00
Subtotal			7,050.00
Tax			0.00
Estimate Total (USD)			\$7,050.00

Notes
drip-n-rip

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
New Business

IV - B

Receive information, discuss, and consider action on a Façade Improvement Grant from William Holden for 201 N Main Street

Applicant Name:

WILLIAM HOGAN

Date: 10/18/23

Business Name:

SECOND STREET STATION

Mailing Address:

201 N. MAW ST
TAYLOR, TX 76574

Phone:

5124508547

Email:

WHOGAN@AUSTIN.PR.COM

Building Owner:

JUDY BLUNDELL

Contact Phone:

512.269.8379

Email:

JUDYBLUNDELL@MSN.COM

Project Site/Address:

SCOPE OF WORK (see required attachments):

- | | |
|--|---------------------|
| 1. Clean and/or repair brick | \$ _____ |
| 2. Sand and paint weathered boards | \$ _____ |
| 3. Repair/replace storefront window and/or door system | \$ <u>37,110.00</u> |
| 4. Repair/replace upper floor windows | \$ _____ |
| 5. Repair/replace transom windows | \$ _____ |
| 6. Repair/replace awnings or canopy | \$ _____ |
| 7. Paint stucco, wood or painted masonry | \$ _____ |
| 8. Repair roof, parapet, and /or flashing | \$ _____ |
| 9. Other: <u>DEMO, INSTALL, FINISH & LABOR</u> | \$ <u>14,240</u> |
| 10. Other: _____ | \$ _____ |
| 11. Other: _____ | \$ _____ |

TOTAL ESTIMATED COSTS:

\$ 51,350

DETAILS OF PLANNED IMPROVEMENTS RELATING TO GRANT REQUEST (attach additional information if necessary).

REQUIRED ATTACHMENTS:

- _____ 1. Color photographs, showing the entire façade(s) where work will take place.
- _____ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- _____ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- _____ 4. If adding or changing materials, include a sample of the product to be used.
- _____ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

** If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. ***

TOTAL COST OF PROPOSED PROJECT: \$ 51,350

TOTAL GRANT REQUEST: \$ 25,000

(Maximum grant reimbursement is 50% of the total project no to exceed \$25,000 – for example: \$50,000 project = \$25,000 reimbursement grant; \$20,000 project = \$10,000 reimbursement grant; \$100,000 project = \$25,000 reimbursement grant)

LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS (please attach original proposals):

1. FLOYD'S GLASS COMPANY \$51,350
2. _____
3. _____



Overlight sliding window system to match existing storefront windows.

8 Exterior View
SCALE 1/4" = 1'-0"



Overlight sliding window system to match existing storefront windows.

7 Interior View
SCALE 1/4" = 1'-0"



Overlight sliding window system to match existing storefront windows.

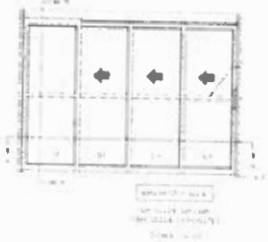
6 Interior View
SCALE 1/4" = 1'-0"



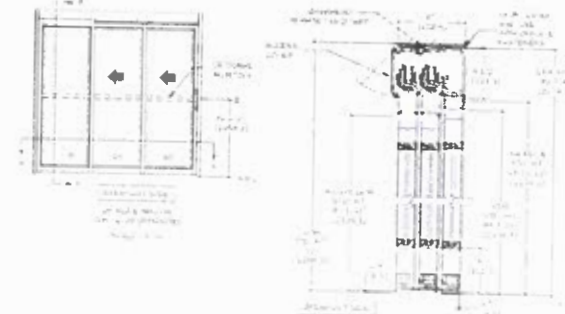
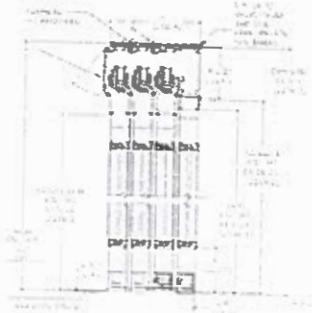
1 EXTERIOR BUILDING ELEVATION
SCALE 1/4" = 1'-0"



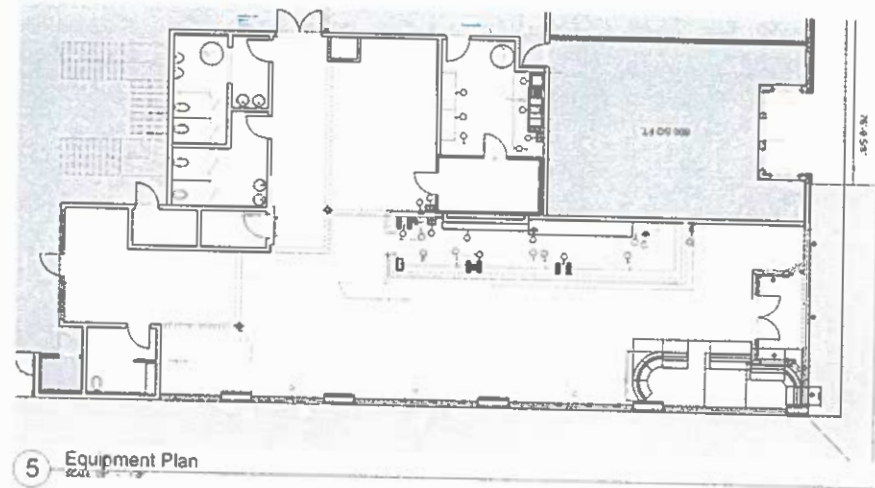
2 BUILDING SECTION
SCALE 1/4" = 1'-0"



3 SLIDING WINDOW DETAILS 'B' & 'C'
SCALE 1/4" = 1'-0"



4 SLIDING WINDOW DETAIL 'A'
SCALE 1/4" = 1'-0"



5 Equipment Plan
SCALE 1/4" = 1'-0"



1217 Canyon Blvd. Suite 101
Aurora, CO 80012



SECOND STREET STATION

2100 Main Street
Troy, MI 48064

PROJECT NO.
MODEL P.C.
DRAWN BY
CHECKED BY
COPYRIGHT

SHEET TITLE
SLIDER WINDOW
DRAWINGS

A2.0
SHEET 12 OF 12

Second Street Station
201 North Main Street
Taylor, TX 76574

Facade Improvement Grant Program Application

Scope of work to be done

The plan for this project is as follows:

- The removal of the second, third and fourth bay of windows, that are located on the lower portion of the restaurant space at 201 N. Main St., Taylor, TX 76574. These window bays are parallel to Second Street and will open the building up to the sidewalk space along Second Street.
- The window bays are to be replaced with sliding glass doors, that will accordion on to each other, leaving that bay almost completely open.
- The slider windows have their own frame, that will replace the current frames housing the window bays.
- No brick repair work will be necessary, but the plan will be to put a ramp at the middle bay for access into the space, from the patio area and will be ADA compliant.

If you need any further details, please feel free to contact us.

Jeremy Coleman

jeremy@stationtaylor.com

512.420.7433

William Hogan

whogan@austin.rr.com

512.470.8547

Proposal



Complete Glass & Aluminum Fronts • Sales & Service
 1604 West Second Street, P.O. Box 803
 TAYLOR, TEXAS 76574

Taylor: (512) 352-7618 • Austin: (512) 365-2016 • FAX: (512) 352-9243

PROPOSAL SUBMITTED TO William		PHONE	DATE 4/18/2023
STREET		JOB NAME McCory Timmerman Bldg.	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	CITY, STATE AND ZIP CODE Taylor, TX	JOB PHONE

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. Furnish and install 3 Horton manual telescopic sliding doors in a dark bronze anodized finish with manufactures standard hardware. Glazed with 1/4" clear tempered vision glass.
2. Perimeter sealant
3. Field measuring.
4. Demo of existing frames and glass.
5. Labor

For the Sum of.....\$ 37,110.00 (Tax Included)

Main Entrance Alternate:

1. Furnish and install 1 Horton manual telescopic sliding doors in a dark bronze anodized finish with manufactures standard hardware. Glazed with 1/4" clear tempered vision glass.
2. Perimeter sealant
3. Field measuring.
4. Demo of existing frame and glass.
5. Labor

For the Sum of.....\$ 14,240.00 (Tax Included)

We Exclude:

- * Bond of Any Type
- * Final Cleaning and Protection of Installed Materials
- * Damage to existing material
- * Testing
- * Interior Perimeter Sealant at Gyp Board Return and Finished Sill
- * Final keying and coring by others
- * Door hardware not listed above

**According to Floyd's Glass Company's understanding of the new Texas energy code,
 we inform you that this specified glass system may not meet that code.
 Since the Energy Code involves the entire building envelope, Floyd's Glass
 Company cannot warrant that this glass meets that code.
 ** SUBJECT TO A MUTUALLY AGREEABLE CONTRACT ****

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

******* SEE ABOVE *******

Dollars (\$ _____)

Payment to be made as follows:

PAYMENT TERMS ON THE ABOVE PROPOSAL IS 50% DOWN PRIOR TO THE START AND BALANCE DUE BEFORE COMPLETION, OR IN FULL BY CHECK OR CREDIT CARD OVER THE PHONE ONCE PROJECT IS COMPLETED.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or derivation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature by: Dustin Hanners
 Dustin Hanners Estimator / Project Manager

Notes: This proposal may be

Withdrawn by us if not accepted within **30** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____

Signature _____

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

Please initial below to attest that you have read and understand the following:

- WJL I have met with the Main Street Manager, and I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and historic preservation of Taylor's historic downtown.
- WJL I attest that I have not received, nor will I receive insurance monies for this revitalization project.
- WJL I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)
- WJL I understand that no work can begin on a project seeking a Façade Improvement Grant before it is considered by the Main Street Advisory Board. If work begins before the Board can vote on the application, the project becomes ineligible for the reimbursement grant.
- WJL I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.

WJL
Applicant's Signature

10-20-2023
Date

If the applicant is not the building owner, the following approval must be provided by the building owner:

OWNER APPROVAL FOR TENANT APPLICANT:

I, (please print clearly) John Rhoades: M. Rhoades owner of the building at 201 N MAIN ST., TAYLOR, give my consent to the applicant to go forward with the façade work on the building as outlined in the Scope of Work section of this application.

Signature: [Signature]

Date: 10-20-2023

(For official use only)

Date FIG Packet was received: _____

Is the FIG Packet complete: YES NO

Date FIG Packet was considered by the MSAB: _____

Results of MSAB's consideration:

Main Street Manager's Signature: _____

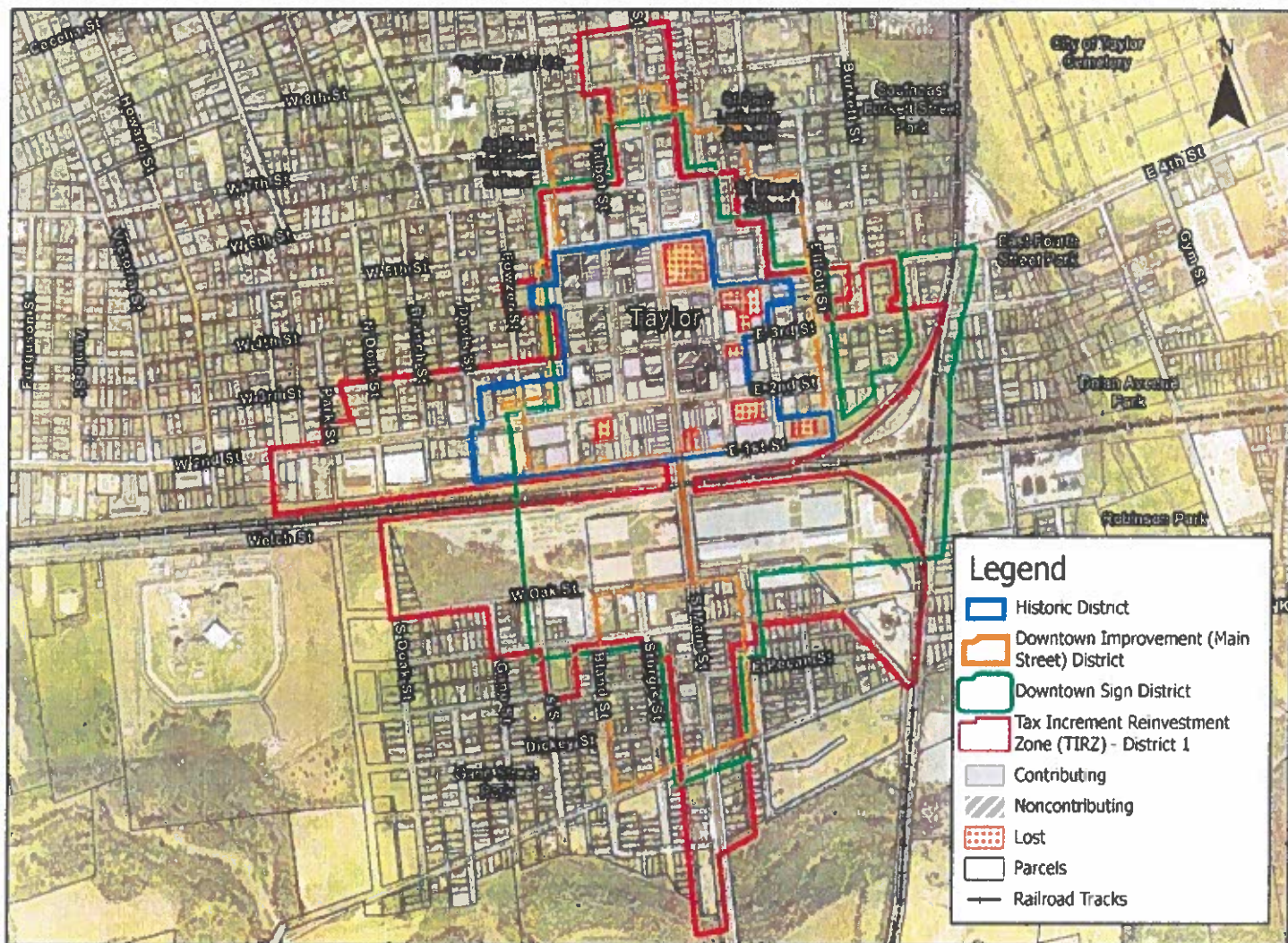
Date: _____

MSAB Chairman's Signature: _____

Date: _____

FAÇADE IMPROVEMENT GRANT REQUIREMENTS:

1. Projects must be located in the Taylor Downtown Improvement District (within the gold lines):



Downtown Districts

City of Taylor, Texas



2. Applicants must be current in their payment of city utilities and local property taxes (city, county, and TISD).
3. If work begins on project before the Main Street Advisory Board has considered the application and voted on the grant, the project becomes ineligible to receive a reimbursement grant.
4. Reimbursement will be made after the completion of the work specified in the application and upon evidence of paid receipts.

5. Legal disclaimer: The City of Taylor accepts no liability for the quality or future maintenance of the project work.
6. The Applicant is required to obtain all City permits and City approval is required for the construction if a grant is awarded.
7. Contractors must be licensed and registered with the City of Taylor.
8. All Façade Improvement Grant applications will be reviewed using the Secretary of the Interior's 10 Standards for Rehabilitation (see Appendix A) to ensure that rehabilitations are consistent with the historic character of the structure or the district in which it is located. These Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Ask the Main Street Manager questions if you want to better understand what these are about.

Secretary of the Interior's 10 Standards for Rehabilitation (see Appendix A)

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. They offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework and guidance for decision-making about work or change to a historic property.

These standards can also be found at <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm> for more in-depth information. You may also choose to speak with an architect who focuses on the preservation of historic structures for guidance. The Main Street Manager can assist you with this process.

9. Applicants receiving approval by the Main Street Advisory Board (MSAB) shall commence construction described within the Application within sixty (60) days from the date the grant is awarded by the MSAB, or in a case reviewed by the City Council, from the date the awarded is granted by the Taylor City Council. All Applicants must complete the construction described within the Application within one (1) year from the date the grant is approved by the MSAB or the Taylor City Council when reviewed by the Taylor City Council. If the Applicant is unable to commence construction within sixty (60) days from the date the grant is approved or complete construction within one (1) year from the date the award approval is granted, the Applicant can submit a written extension for the commencement date, or the completion date PROVIDED the request is made prior to the sixty (60) day or one (1) year time limit. The Main Street Advisory Board shall not be obligated to allow extensions but may be granted for good cause determined solely by the MSAB.
10. The Applicant, by submission of this Application, represents the construction described within the Application shall be used in a building which complies with the codes and ordinances pertaining to the construction.

11. No Applicant shall be entitled to receive grant approval if requested within three (3) years from the date a previous grant was awarded either by the Taylor Main Street Advisory Board or the Taylor City Council.
12. An Applicant is strongly advised to attend the Main Street Advisory Board meetings which consider the Application or when requested to do so by the MSAB. Failure to attend a Main Street Advisory Board meeting may result in the grant application being tabled until a later meeting if the board has questions regarding the information included in the grant request.
13. Any application rejected by the Main Street Advisory Board shall be entitled to review by the Taylor City Council. The Applicant shall submit a written request for review to the City Manager no later than ten (10) days from the date the Application was denied by the MSAB. The request for review by the Taylor City Council should state the reasons why the Applicant believes the Application was improperly rejected by the MSAB and the reasons why the Applicant believes the Application should be approved. The written review request shall be furnished by the City Manager to the Chairperson of the MSAB. The Chairperson shall, within ten (10) days of the receipt of the Applicant's written request from the City Manager, furnish to the City Manager the MSAB reasons for refusing the Application and shall state reasons why the Application should not be approved by the Taylor City Council. A review by the Taylor City Council will be scheduled within the time restraints and business issues of the Taylor City Council, but in no event later than sixty (60) days from the date of the written request for review is received by the City Manager. The City Council shall review the Application and consider the action taken by the MSAB regarding the Application. The Taylor City Council shall not be required to reverse the MSAB unless the Taylor City Council determines the MSAB did not act in substantial compliance with the Application request.

Please send completed application packets to:

Taylor Main Street
Jan Harris, Main Street Manager
400 Porter Street
Taylor, Texas 76574
512-352-3463
jan.harris@taylor.tx.gov

APPENDIX A

SECRETARY OF INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES

REHABILITATION IS DEFINED as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
-

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
New Business

IV - C

Receive information, discuss, and consider action on a Façade Improvement Grant from Mike Hobble for 415-417 N Main Street.



TAYLOR MAIN STREET Façade Improvement Grant (FIG) Program Application

We are delighted you are considering improving your building in historic downtown Taylor. Downtown Taylor is the heart of our city, and it beats with life and vibrancy. The buildings are a large part of what gives downtown the charm and character people enjoy. One of the goals of the Main Street Advisory Board is to help building owners maintain, improve, and rehabilitate their buildings. This Façade Improvement Grant is funded by the downtown Taylor "TIF (Tax Increment Financing) District 1". An important aspect of this grant is that it be provided to building owners that use the United States Secretary of the Interior's Rehabilitation Standards as the renovation guideline. This ensures that the building will continue to contribute to the excellent building stock that is in downtown Taylor.

If you are planning a large renovation project for your property beyond paint or awning/canopy repair/replacement, we also encourage you to discuss with the Main Street Manager the potential use of Texas Historic Tax Credits and the National Park Service Tax Credits. A large portion of downtown Taylor is listed as a National Register Historic District, and this automatically qualifies most buildings within it to be qualified for these tax credits. The tax credits are substantial (25% for the State and 20% for the Federal based on construction costs) and can greatly assist you in the improvement and transformation of your building.

This is a program of the Main Street Advisory Board (of which members are appointed by the Taylor City Council) and administered by the Taylor Main Street Manager, Jan Harris. Funding for this program is provided by the downtown Tax Increment Financing (TIF) District #1.

Should you have any questions as you complete this application, please contact the Main Street Manager (Jan Harris) at 512-352-3463. Please return the completed application with requested attachments and signatures to the Main Street office at Taylor City Hall.



Applicant Name: Michael Hobble Date: 9-7-2023

Business Name: 705 N Austin Ave, LLC

Mailing Address:
206 N Main Street
Taylor, Texas 76574

Phone: 214-803-1513

Email: mike.hobble@dripnripvapes.com

Building Owner: 705 Austin Ave, LLC

Contact Phone: 214-803-1513

Email: mike.hobble@dripnripvapes.com

Project Site/Address:
417 N Main Street
Taylor, Texas 76574

SCOPE OF WORK (see required attachments):

- | | |
|--|-------------------|
| 1. Clean and/or repair brick | \$ _____ |
| 2. Sand and paint weathered boards | \$ _____ |
| 3. Repair/replace storefront window and/or door system | \$_10,950.00_____ |
| 4. Repair/replace upper floor windows | \$ _____ |
| 5. Repair/replace transom windows | \$_14,950.00_____ |
| 6. Repair/replace awnings or canopy | \$_9,800.00_____ |
| 7. Paint stucco, wood or painted masonry | \$ _____ |
| 8. Repair roof, parapet, and /or flashing | \$ _____ |
| 9. Other: _____ | \$ _____ |
| 10. Other: _____ | \$ _____ |
| 11. Other: _____ | \$ _____ |

TOTAL ESTIMATED COSTS: **\$_35,700.00_____**

DETAILS OF PLANNED IMPROVEMENTS RELATING TO GRANT REQUEST (attach additional information if necessary).

Replace rotten wood and roof for awning.

New wood, trim, paint - Pictures of damage attached.

Replace windows and frame above awning. Add flashing to prevent further damage.

Replace window frames under awning. Replace wood, glass, display box for center entry way

REQUIRED ATTACHMENTS:

- ☒ 1. Color photographs, showing the entire façade(s) where work will take place.
- ☒ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- ☒ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ☒ 4. If adding or changing materials, include a sample of the product to be used.
- ☒ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

** If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. ***

TOTAL COST OF PROPOSED PROJECT: \$ 35,700.00

TOTAL GRANT REQUEST: \$ 17,850.00

(Maximum grant reimbursement is 50% of the total project no to exceed \$25,000 – for example: \$50,000 project = \$25,000 reimbursement grant; \$20,000 project = \$10,000 reimbursement grant; \$100,000 project = \$25,000 reimbursement grant)

LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS (please attach original proposals):

1. Dust and Shine - \$35,700.00

2. _____

—

3. _____

—

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

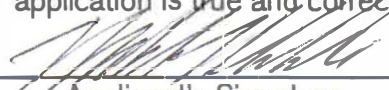
Please initial below to attest that you have read and understand the following:

___msh I have met with the Main Street Manager, and I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and historic preservation of Taylor's historic downtown.

___msh I attest that I have not received, nor will I receive insurance monies for this revitalization project.

___msh I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)

___msh I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.



Applicant's Signature

10-11-2023

Date

If the applicant is not the building owner, the following approval must be provided by the building owner:

OWNER APPROVAL FOR TENANT APPLICANT:

I, (please print clearly) _____, owner of the building at _____, give my consent to the applicant to go forward with the façade work on the building as outlined in the Scope of Work section of this application.

Signature: _____

Date: _____

(For official use only)

Date FIG Packet was received: _____

Is the FIG Packet complete:

YES NO

Date FIG Packet was considered by the MSAB: _____

Results of MSAB's consideration:

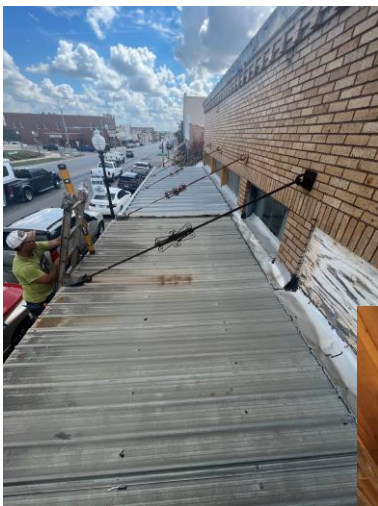
Main Street Manager's Signature: _____

Date: _____

MSAB Chairman's Signature: _____

Date: _____

Awning replace structure with new wood,
roofing material and aluminum trim
60' X 8'



TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
New Business

IV - D

Set date for special called meeting to discuss new Justice Center-City Hall and the DT Master Plan

Today < > January 2024 82 Month >						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 31 New Year's Eve; United States	Jan 1 New Year's Day; United States 9:00am Development Services Staff Meeting; City Hall Conference Room; Development Services Calendar	2 9:30am Eye Appointment - Dr. Fisher; (603 Mallard Ln, Taylor, Texas 76574)	3	4	5 payday	6 9:30am Heritage Square Farmers Market; Heritage Square; - Pavilion; Jan Harris
7	8 9:00am Development Services Staff Meeting; City Hall Conference Room; Development Services Calendar 6:00pm HSFM Board at City Hall; Microsoft Teams Meeting; AI Block	9 6:00pm MLK Committee meeting	10 Annual Prog Self Assessment & annual reinv figures due 8:00am Breakfast Bites ; Development Services Calendar; Auditorium; Development Services Calendar	11 6:00pm City Council Mtg	12	13 9:30am Heritage Square Farmers Market; Heritage Square; - Pavilion; Jan Harris 10:00am 2nd Saturday Shop & Stroll
14	15 Martin Luther King Day; United States 8:00am MLK Jr March and Ceremony	16	17 Public Arts Committee Reports Due to Jan; Jan Harris 5:00pm TIF #1 Board Meeting; Council Chamber Calendar; Development Services Calendar 6:00pm Main Street Board Mtg; Development Services Calendar	18	19 payday	20 9:30am Heritage Square Farmers Market; Heritage Square; - Pavilion; Jan Harris
21	22 9:00am Development Services Staff Meeting; City Hall Conference Room; Development Services Calendar	23 12:00pm TAB Meeting; Mr Gatti's Pizza (2708 N Main St, Taylor, TX 76574); Jan Harris	24 5:30pm PAAB; Development Services Calendar; Council Chamber Calendar; Development Services Calendar	25 6:00pm City Council Mtg	26	27 9:30am Heritage Square Farmers Market; Heritage Square; - Pavilion; Jan Harris 10:00am Bishop's Committee; Jan Harris
28	29 9:00am Development Services Staff Meeting; City Hall Conference Room; Development Services Calendar	30	31	Feb 1	2 Groundhog Day; United States payday	3 9:30am Heritage Square Farmers Market; Heritage Square; - Pavilion; Jan Harris

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-A

Main Street Manager's reports

1. Manager's activity report
2. Main Street business & property report

Main Street Monthly Report for November through December 7th

Downtown Property & Business Report:

Property:

- Number of properties listed for sale: 16 (Nelson-Davis & Son building – 110 W 1st St and 117 E 3rd St are off the market)
 - Assembly Square Footage: 7,515/SF
 - Industrial/Warehouse Square Footage: 2301/SF
 - Retail/Service/Professional Square Footage: 26,343/SF
 - Vacant Lot: 5624 /SF
- Number of properties listed for lease: *13 **Note: some of these are small spaces within larger buildings with other occupied spaces.*
 - Commercial Square Footage: 23,669/SF
 - Assembly Square Footage: 0/SF
 - Industrial/Warehouse: 6,750/SF
 - Build to Suit Rental Space on a Vacant Lot: 6600/SF
 - Residential Square Footage: 0/SF
- Leased properties during reporting period: 0
 - Square footage of lease properties: 0 SF
 - Property uses –

Businesses:

- New businesses in development: 0
 - Square footage:
 - Property uses –
- New businesses opened during reporting period: 0
 - Square footage:
 - Property uses:
- Businesses Relocating: 1
 - Property uses: Professional Services
- Businesses Closed: 0
 - Square Footage: 0/SF
 - Property uses –

Community Outreach / Meetings Attended:

- TIF #1 meeting – No Meeting
- Main Street Advisory Board meeting – 10/18; 11/15
- Public Arts Advisory Board meeting – 10/6
- Taylor Area Businesswomen –
- Heritage Farmers Market Meeting – 10/9; 11/13
- Breakfast Bites - 10/11; 11/8

Local Business / Owner Visits:

Event Planning:

- Main Street Car Show meeting – 10/4; 10/10; 10/16
- Mamma Jamma meeting – 10/3

- Christmas Parade planning meeting – 10/3; 10/11; 10/12; 10/24; 10/27; 10/31; 11/7

Special Events:

- Every Saturday – Heritage Square Farmers Market 9 am until 1 pm
- 2nd Saturday Shop & Stroll – 10 am – 4 pm – 10/14; 11/11
- 2nd Saturday Mercado – 11 am - 4 pm – 10/14
- Music on Main Concerts – 10/19; 11/16

Special Event Permits Issued or Pending:

- Dickey Day
- Homecoming Pep Rally
- Community Celebration in the Park
- Veteran's 5k
- Good Life 5k
- Spooktacular
- Animal Shelter Grand Opening
- Main Street Car Show

Film Friendly Taylor –Film Events in Taylor:

-

Professional Development:

- Leadership Meeting – no meeting
- Supervisor Training – 10/4
- Online meetings with Munibit – Shop Downtown Taylor website – 10/2
- Submitted Main Street Program Activity Report and Reinvestment Statistics for Quarter 3 to State Main Street Office – 10/10

Other Duties:

- Development Team Meetings – Every Monday at 9am
- Leadership Meetings – no meeting
- Updating Directory Map for downtown business directories
- Updating Taylor property database on DowntownTX.org – ongoing
- Fielding telephone, email and in-person enquiries; providing technical assistance as needed
- Updating available property database
- Updating incoming/outgoing business database

Upcoming Projects:

- Digital map updates
- Breakfast Bites monthly downtown business meetings (2nd Wednesday of each month)

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

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December 2023

PROPERTY FOR SALE:	ADDRESS:	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	STATUS
Taylor Feed	102 Talbot St	weldon Copeland / Rainbow Properties	512-914-7727	6,750 SF	\$1,100,000.00 \$163.00/SF	
T Ford Enterprises Building	113-115 E. 3rd St	Tommy M Ford / Richard Gary-Joe Williamson Dev.	Richard Gary - 512-415-9367	est 8584 SF total: 113 1st fl: 1590 SF office/retail; 2301 SF warehouse w/ 11' pull up door 113 2nd fl 2818 SF office 115 1875 SF office/retail pvt parking lot in rear	unpriced	
Eanes/Prewett Building	119-121 E 3rd St	RichardTorres/ Bryan McLane	bryanmclane@gmail.com ; 512-615-1240	9916 SF	\$1,500,000.00 \$151/SF	
Howard Theater	308 N Main St	Steve Turner-Turner Properties	512-930-2800	7515 SF	\$795,000	earnest money accepted - still in play
Restaurant building	405 S Main St	Johan Borge	johanborge@gmail.com	1800 SF	\$900,000	
PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
Luhn-Johns Building	109 W. 3rd St	Ujjal Ghostagore / Monica Luxon - Luxon realty Services	512.203.7663 monica@luxonrealty.com	875SF	\$1,750.00	
Richter Furniture Building	111 W 3rd St	Ryder Jeanes - CLD Realty	rjeanes@cldrealth.com 512.441.8888	3 spaces: 1081 SF; 1816-3694 SF, & 2276 SF	undisclosed rate	

December 2023

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
Luhn-Johns Building	117-119 N Main St Ste 217 (1st Floor)	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealty services.com	1007 SF	Upon Request	
Luhn-Johns Building	117-119 N Main St Ste 219 (1st Floor)	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealty services.com	1007 SF	Upon Request	
Luhn-Johns Building	117-119 N Main St Ste 221	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealty services.com	2364 SF	Upon Request	
Luhn-Johns Building	117-119 N Main - Back Bar	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealty services.com	1800 SF	Upon Request	
120 W 2nd St - McCrory-Timmerman/Titsworth Buildings	120 W 2nd St	Judy Blundell/Julie Downs	Julie Downs-512-487-3967	200-6700 SF	Upon Request	
the Hawt Spot	211 N Main St; Ste B-1	Ricardo Zuniga / Julie Downs-Tierra Grande Real Estate	Julie Downs-512-487-3967	405 SF	\$11 0/SF/MO; \$2.73/SF/MO	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

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December 2023

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
The Hawt Spot	211 N Main ST; Ste B-2	Richard Torres/Julie Downs	Julie Downs-512-487-3967	1497 SF	\$2994/MO; \$2/SF/MO	
Restaurant building	405 S Main St	Johan Borge	713-464-7656	1800 SF	\$3,500/SF/MO	
Retail Space	417-A N Main St	Jarrell & Shannon Boles and Chan & Rebecca McMakin - Chris Cottle is the property manager	cdcottle@gmail.com	2381 SF		
Large Office Building	700 N Main St	Daniel Reuter	512-991-2849	7202 SF	\$3.49/SF/MO	
SOLD PROPERTIES	ADDRESS	PURCHASER	CONTACT INFO	PROPOSED USE	SALES PRICE	
None						

December 2023

LEASED PROPERTIES	ADDRESS	TENANT	CONTACT INFO	PROPOSED USE	LEASE \$	
None						
PROPOSED NEW CONSTRUCTION/MAJ OR RENOVATION	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
One building with 4 subdivisions (offices and storage behind)	W 1st Street	Jay McNabb	jan.mcnabb@outlook.com	Office space for contractors, etc.		
Two building to be constructed for tenant finish out	104 N Main St	Public Sketch	(512) 365-8563	offices, bars, restaurants	\$30.SF.Y \$2.50/SF/MO	will build 2-800-SF buildings to suit
NEW CONSTRUCTION/MAJ OR RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Talbot Commons Pocket Hotel	114 W 6th St	Public Sketch	Julie Downs 512-365-8653	pocket hotel in a mixed use development		

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

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December 2023

NEW BUSINESS COMING ON LINE	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
The Venue	115 W 2nd St	Vanessa Garcia	(512) 919-2526	Event venue	2	
NEW BUSINESSES OPEN	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
None						
BUSINESS CLOSING	ADDRESS	OWNER	CONTACT INFO	FORMER USE	# EMPLOYEES LOST	YEARS IN BUSINESS
Mid Tex Loan Company	119 w 2nd St; Ste A			pay day loans	1	
BUSINESS EXPANDING	ADDRESS	OWNER	CONTACT INFO	USE	GAINED OR	
NONE						

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

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December 2023

BUSINESS RELOCATING	NEW ADDRESS	OWNER	CONTACT INFO	OLD ADDRESS	# EMPLOYEES GAINED OR LOST	
Edward Jones	104 E 2nd St; Taylor	Mark Thompson	512.352.6604	109 W 3rd St		
BUSINESS BEING SOLD	ADDRESS	NEW OWNER	CONTACT INFO	OLD OWNER	# EMPLOYEES GAINED OR LOST	
NONE						

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-B

Special Events Coordinator's report

**Main Street Special Events Coordinator
Monthly Report
for October 18th through December 7th**

Event Planning:

- Special Events Committee Meeting – 11/20
- Christmas Parade Committee Meeting – 10/03, 10/11, 10/24, 10/27, 10/31, 11/7, 11/14, 11/20, 11/21, 11/28 (two meetings), 11/30
 - Meeting with Chamber – 11/7, 11/28
- Main Street Car Show Committee Meeting – 10/25
- Reverend Dr. Martin Luther King Jr. Celebration Day March Committee Meeting – 11/28

Special Events:

- Main Street Car Show – 10/28/2023
- Spooktacular – 10/31/2023
- Christmas Parade – 12/02

Special Events Permits Issued or Pending:

- Issued: Spooktacular – 10/31
- Issued: American Legion – Taylor Veteran 5k Beer Run – 11/4
- Issued: Salute to the Troops - 11/5
- Issued: Dickey Day - 11/11
- Issued: Our Lady of Guadalupe – Eucharistic Procession 12/09
 - Meet with Coordinators 11/6
- Pending: City of Taylor Christmas Parade – 12/09
- Pending: Reverend Dr. Martin Luther King Jr. Celebration Day March Committee Meeting – 01/15
- Pending: Taylor Garden Club Run for the Roses 5k and 10k – 01/09
 - Meet with Coordinators 11/16

Meetings Attended:

- Main Street Advisory Board Meeting – 10/18, 10/30
- Main Street Advisory Board Retreat – 11/15
- Moody Museum Board Meeting – 11/21/2023
 - Grounds Assessment with Public Works 12/06
- Breakfast Bites – 11/08, 12/06

Other Duties:

- Updating Directory Map for downtown business directories
- Generating marketing materials for Taylor Main Street

Upcoming Projects:

- Second Saturday Committee Meeting - 12/18
- Blackland Heritage Festival Meeting –
- Special Event Permit Application Refresh

Business Visits:

- Good Strangers
- 2nd Street Station Kitchen and Bar
- Taylor Bike Shop
- The 74 Man Store
- Trouvaille Antiques
- Hola Aloha
- Alchemy
- Red Cap Cigar Lounge

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-C

Review the Action Item List and receive updated reports on the items listed.

MAIN STREET ADVISORY BOARD ACTION ITEM REPORT
OCTOBER 2023

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DATE	ACTION ITEM	ASSIGNED TO:	DUE DATE:	NOTES:
10/18/2023	Develop the design for the MS advertisement in the 2024 Taylor Map & Visitors Guide featuring the new website QR code	Curie Humphreys, Ruby Fisher & Jan Harris	TBD	Jan will provide a due date after speaking with the chamber.
10/18/2023	Provide a link to the board to the City Council meeting where the new City Hall architectural firm made a presentation	Jan Harris	10/23/2023	
10/18/2023	Develop a timetable with the exact dates the DT Directory maps will be updated during the year.	Jan Harris	10/23/2023	Schedule to follow the start of each quarter: Jan. 1; April 1; July 1; October 1 (new printings dependent upon changes in the DT biz community/damage to the vinyl overlay)
10/18/2023	Update the City calendar to show the change in the MSAB and TIF meetings in December	Jan Harris	10/23/2023	
10/18/2023	Submit a TL for the Sidewalk Sticker project at the November 9th City Council meeting	Jan Harris	10/27/2023	postponed until we know that the TIF board will underwrite the funding for this projecgt
9/20/2023	Ad Hoc Committee for the Justice Center/City Hall Project	John McRae, Curie Humphreys, & Jeff Snyder	rolling	

MAIN STREET ADVISORY BOARD ACTION ITEM REPORT
OCTOBER 2023

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8/18/2023	Determine the photos for inclusion on the backs of the DT Directory maps	Jenn Lopez, Curie Humphreys, & Jan Harris		Project scope was changes at 9/20/23 mtg with decision to only include the City logo on the sign backs.
8/18/2023	Review and make recommendations to improve the DT Business survey	Curie Humphreys	10/11/2023	
8/18/2023	Plan the 2024 Blackland Prairie Day festival	Erwin Stauffer, Jeff Snyder, & Ruby Fisher	10/18/2023	
7/19/2023	Assist with the planning & implementation of Small Business Sat Wine Stroll events	John McRae, Curie Humphreys, & Ruth Rivera	10/18/2023	Events Cancelled

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-D

Receive and take possible action on committee reports:

1. New Justice Center-City Hall Advisory Committee (John McRae)
2. Downtown Beautification Committee (Jenn Lopez)
3. Stakeholders Communication Committee (Jenn Lopez)
4. Blackland Festival Committee (Jenn Lopez)

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-E

Review the Chair assignments from the board retreat and fill unassigned chairs

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #1	Capitalize on downtown improvements.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Go through the Master Plan, prioritize into Year 1; Year 2. Make prioritized recommendations to the City Council. Project Task Leader: Doug Moss Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Maintain both the Shop DT Taylor TX website and DT Directory Maps Project Task Leader: Timelines & budget

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #2	Encourage quality redevelopment of downtown properties.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Offer an educational session on tax credits and other incentives available to property owners. Project Task Leader: Doug Moss Timelines & budget: Completed in 3rd Quarter of 2023	Project: Create an “Endangered Species” list of buildings – post their histories. Project Task Leader: Doug Moss & John McRae Timelines & budget: 	Project: Participate in the Imagine the Possibilities Tour in spring 2024. Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Research, develop and implement additional grant opportunities for DT property owners. Project Task Leader: Timelines & budget:
	Project: Survey the commercial district to learn when /if owners plan to renovate Project Task Leader: _____ Timelines & budget:	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #3	Create a livelier, more welcoming streetscape.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Project Task Leader: Timelines & budget:	Project: Explore creating artful pedestrian crosswalks in strategic locations (but weigh against the “visual mess” as they begin to fade). Project Task Leader: Jenn Lopez Timelines & budget: 	Project: Activate the windows of empty or underutilized buildings – (use Art Office Signs to print our QR codes that link to DowntownTX.org). Project Task Leader: Timelines & budget: 	Project: Encourage more storefront lighting until “X” time. Possibly include a lighting provision in the grants available to businesses. Project Task Leader: Timelines & budget:
	Project: Project Task Leader: Timelines & budget:	Project: Benches/Trashcans. Install benches so that conversations are encouraged so that people linger. Project Task Leader: _____ Timelines & budget: _____	Project: Project Task Leader: Timelines & budget	Project: Advocate for sandwich boards / corner directional signage to help visitors DT. Project Task Leader: Timelines & budget:

TRANSFORMATION STRATEGY 1

GOAL #3 (CONTINUED)	Create a livelier, more welcoming streetscape.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Project Task Leader: Timelines & budget	Project: Explore options for additional trees in the downtown Project Task Leader: _____ Timelines & budget: _____	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: _____ Timelines & budget: _____

TRANSFORMATION STRATEGY 1

MAIN STREET Community Transformation STRATEGY #1:	BECOME A PEDESTRIAN-FRIENDLY DOWNTOWN – WELCOMING, WALKABLE, AND COMFORTABLE			
GOAL #4	Reduce noise clutter and improve pedestrian safety.			
Measurable outcome:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown's physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Pursue quiet zone for the R/R – inviting all impacted parties. Project Task Leader: Jeff Snyder Timelines & budget: 	Project: Better enforcement of speed limit in DT. Explore additional traffic calming measures. Project Task Leader: Jeff Snyder Timelines & budget: 	Project: Project Task Leader: Timelines & budget	Project: Project Task Leader: Timelines & budget:

TRANSFORMATION STRATEGY 2

MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #1	Encourage locals’ patronage of DT businesses by combatting the perception there is no parking.			
MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Build merchant buy-in to a “Park Away” program by marketing it as “Heart Smart Parking.” Project Task Leader: Erwin Stauffer Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Tackle the parking perception problem in DT Project Task Leader: Erwin Stauffer Timelines & budget:
	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Publish & promote a graphic showing average distance from parking lot to a big box store & compare it to ave. distance walked to a DT business Project Task Leader: E Stauffer Timelines & budget:

TRANSFORMATION STRATEGY 2

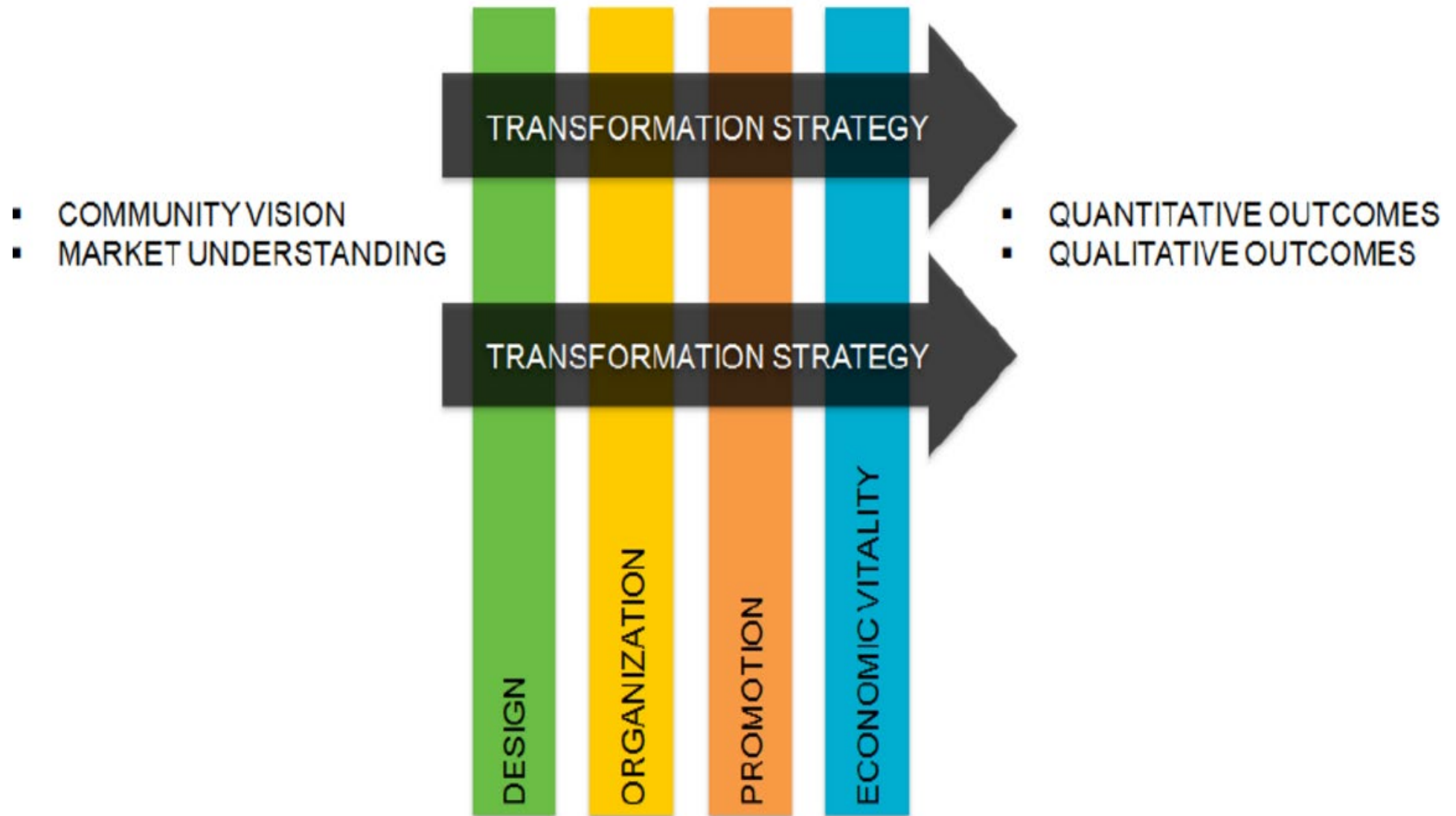
MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #2	Improve communication channels between merchants and the city. Boost Taylor Main Street’s communication about downtown businesses.			
OBJECTIVE: MEASURABLE OUTCOME:	Organization	Design	Promotion	Economic Vitality
	<i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort. Board member lead (to ensure actions are moving forward):</i>	<i>Capitalizing on historic downtown’s physical assets Board member lead (to ensure actions are moving forward):</i>	<i>Reintroduce/introduce the public to the historic downtown Board member lead (to ensure actions are moving forward):</i>	<i>Developing and sustaining a vital downtown marketplace Board member lead (to ensure actions are moving forward):</i>
	Project: Continue Breakfast Bites with the development of an engaging calendar of topics. Project Task Leader: Curie Humphreys Timelines & budget: [redacted]	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Assist the Manager in developing article topics for “DT Matters.” Project Task Leader: Curie Humphreys Timelines & budget	Project: Implement strategies to create better synergy between restaurants & bars. Project Task Leader: Jenn Lopez Timelines & budget: _____ :
	Project: Advocate that a portion of the HOT Funds go to Main Street to increase communication & promotions efforts. Project Task Leader: [redacted] Timelines & budget: [redacted]	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Project Task Leader Timelines & budget:

TRANSFORMATION STRATEGY 2

MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #3	Ensure that downtown Taylor is open and welcoming to EVERYONE.			
OBJECTIVE: MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Establish a committee to discover and implement dialogue with leaders in Southside. Project Task Leader: Ruth Rivera Timelines & budget: 	Project: Project Task Leader: Timelines & budget (<i>might appear on separate pages</i>)	Project: Develop a multi-cultural festival/fiesta to encourage greater interaction with Hispanic, African American, & Asian residents. Project Task Leader: Jenn Lopez Timelines & budget: 	Project: Project Task Leader Timelines & budget:

TRANSFORMATION STRATEGY 2

MAIN STREET Community Transformation STRATEGY #2:	NURTURE AND “ACTIVATE” THE DOWNTOWN BUSINESS COMMUNITY.			
GOAL #4	Support our downtown businesses “where they are.”			
OBJECTIVE: MEASURABLE OUTCOME:	Organization <i>Captures the human resources to create a strong, credible, sustainable organization capable of carrying out a successful Main Street effort.</i> Board member lead (to ensure actions are moving forward):	Design <i>Capitalizing on historic downtown’s physical assets</i> Board member lead (to ensure actions are moving forward):	Promotion <i>Reintroduce/introduce the public to the historic downtown</i> Board member lead (to ensure actions are moving forward):	Economic Vitality <i>Developing and sustaining a vital downtown marketplace</i> Board member lead (to ensure actions are moving forward):
	Project: Project Task Leader: Timelines & budget	Project: Project Task Leader: Timelines & budget	Project Project Task Leader: Timelines & budget:	Project: Offer free training courses for small business owners (with SBDC). Project Task Leader: Timelines & budget:



TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-F

Staff update on downtown directory signage.



Creating Impactful Signs for Businesses
www.georgetownsign.com

2522 Shell Rd.
Suite D
Georgetown, TX 78628
(512) 686-4280

111
ESTIMATE
EST-4132

Payment Terms: Cash Customer

DESCRIPTION: Downtown Directory Maps

Bill To: Taylor
400 Porter Street
Taylor, TX 76574
US

Installed: Taylor
400 Porter Street
Taylor, TX 76574
US

Requested By: Jan Harris
Email: jan.harris@taylor.tx.gov

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Downtown Directory Maps Digitally printed adhesive vinyl with UV protective laminate Nominal size 2'4" W x 4' H. Client provided artwork Installed on an existing substrate with no removal of old vinyl	6	\$151.3233	\$0.00	\$907.94
2 Design Notice - Standard 1 composition and 2 revision rounds are included. Any requests for additional compositions and/or revisions will be charged at the hourly rate.	1	\$0.00	\$0.00	\$0.00

Orders require 50% down payment to proceed—Orders under \$300 require prepayment in full. Deposits are non-refundable.

Illuminated signs require a 70% down payment to proceed—Orders under \$300 require prepayment in full. Deposits are non-refundable.

Balance due on installation.

Georgetown Sign Company retains a security interest in the signs provided until payment is received in full.

All orders are subject to Georgetown Sign Company's Standard Terms and Conditions of Sale.

Estimates are valid for 30 days.

mike@georgetownsign.com.
Ryan Brennan.
ryan@georgetownsign.com

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-G

Staff update on downtown directory signage.

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET
DECEMBER 13, 2023

REGULAR AGENDA
Continuing Business

V-H

1. Present comparison of the 2024 Work Plan with the word clouds created at the Board Retreat.
2. Topics for the 2024 Breakfast Bites (January meeting will discuss the updated sign ordinance).