

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

Main Street is a grassroots effort of Economic Development through Historic Preservation.

The Main Street Movement is based on the 4 Point Process:

1. ORGANIZATION - Bringing together your stakeholders (property & business owners, residents, employees, schools, government, organizations, etc.) to work toward a goal of a revitalized OT.
2. DESIGN - Improving the curb appeal of downtown and creating a safe, welcoming, and inviting environment both in the overall district and in the individual stores.
3. PROMOTION - Telling your downtown's story. So much more than special events - it is marketing to your residents, workers, visitors, and shoppers.
4. ECONOMIC VITALITY - Supporting your existing business mix while actively recruiting new businesses to bolster your Downtown business stock.

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 September 20, 2023
(Doug Moss)

- B. Review and receive the financial reports from October 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 regarding the purchase of advertising space in the chamber's 2024 Taylor Visitors Guide (Jan Harris)
- C. Receive information and discuss board member involvement in upcoming Main Street Special Events:
- a. Main Street Car Show
 - b. Spooktacular
 - c. Duck Buck Raffle
 - d. Shop Small Sip & Stroll

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. Staff update on downtown directory signage. (Jan Harris)
- E. Staff update on shop downtown Taylor website (Jan Harris)
- F. Discuss items for upcoming agendas (Doug Moss)

VI. ADJOURN

NEXT MEETING DATE: NOVEMBER 15, 2023

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: Jan Harris Date: October 13, 2023
Main Street Manager

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

CONSENT AGENDA

III-A

Review and approve minutes from the MSAB regular meeting held on September 20, 2023

**MINUTES
MAIN STREET ADVISORY BOARD
6:00 pm – September 20, 2023
Taylor City Council Chambers**

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

GUESTS PRESENT: Al Block, HS Farmers Market; Molly Pantalone, HS Farmers Market; Karyn Morris, Sweet & Southern Finds; Steve Schiller, HS Farmers Market; Luke Allelo, Cadence Sports; Kathleen Thompson, HS Farmers Market; Mary Dubee, HS Farmers Market; Shannon Chavez, Taylor Bicycle Co.; Eddie Chavez, Taylor Bicycle Co.

STAFF PRESENT: Tom Yantis, Assistant City Manager; Ruby Fisher, MS Special Event Coordinator; and Jan Harris, Main Street Manager

I. CALL TO ORDER AND DECLARE A QUORUM – The meeting was called to order at 6 pm by Chairman Doug Moss who 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 July 19, 2023 –
MOTION: TO approve the July 19, 2023 minutes as presented. E STAUFFER / J MCRAE /
UNANIMOUS

B. Review and receive the financial reports from August 2023 – Jan reviewed both the 100-524 Main Street General Fund Report and the 123 Main Street Revenue Fund Report with the board noting that she was in the process of cleaning up expenditure overages that were normal at the end of the fiscal year through the use of budget adjustment requests and a budget amendment request to move funding from the TIF#1 into the 100-524 MS General Fund account to cover necessary equipment purchases for the new MS Special Events Coordinator Position.

ACTION: No motion required; the report was received as information by the board.

IV. REGULAR AGENDA-New Business:

A. Receive information, discuss, and consider action regarding establishing the definition of parameters which must be met for a permitted special event which has leased access to the Heritage Square to seek to relocate the Heritage Square Farmers Market from its regularly leased position under the pavilion and into another location within or adjacent to Heritage Square – Jan introduced the agenda item noting that the task of the board was to establish what parameters are fair and equitable in those rare cases when a special event will want to occupy the pavilion and displace the Farmers Market. She noted that she'd asked the Farmers Market to begin discussion by drafting a set of parameters they felt were fair.

Al Block, HSFM noted that having the market move is a “big disruption” and that regular customers will not attend if the market is moved. He also said that when parking is taken away because of a special event, customers will not come. The market will be asked to move 4 times out of 50 market Saturdays in 2023 if the Mamma Jamma stays in the Pavilion in September.

MSAB asked what it costs to rent a 100' x 30' tent. Ruby had found one for \$2485.00 weighted by water barrels but most tents lease for between \$5-8,000.

Molly Pantalone, HSFM reported that the market has 37 vendors on the roster and that between 18-25 attend on a regular basis.

MSAB asked why 10' x 10' tents would not work – because they only shelter the vendor and not the customer.

MSAB discussed that it should not be easy for the farmers market to be displaced and that the high cost of renting a tent to relocate the market would discourage special events from pursuing the option.

Marion Martin, Lone Star Circle of Care/Mamma Jamma Ride told the board that they leased Heritage Square on March 17 and submitted a check for the rental on March 29th but was told on June 26th that they could not use the pavilion. They have 500 riders and 250 volunteers for this event and the shade provided by the pavilion is very necessary. They will have tables and chairs for food service - lunch will be served in rotation as the riders return beginning at 10.30 am until all riders are in usually around

4.30-5 pm.

Tom Yantis, CoT informed those present that the City will pay half of the cost of leasing the tent.

Luke Allelo pointed out that inconsistency is the problem as the market will move for some events but not for others.

Doug Moss said given the size of the event, it cannot just change. Mamma Jamma needs to stay in the pavilion. We will have to figure out how to rent the tent and put in the best location possible.

MOTION: To enable the Mamma Jamma Ride to remain in possession of the pavilion on Saturday, September 16th by relocating the farmers market to a 100' x 30' tent to be located in the City Hall parking lot. Half of the cost of the lease for this tent will be paid for from the City Manager's fund and the other half by the Main Street program. D MOSS / J MCRAE / UNANIMOUS

- B. Receive information, discuss, and determine possible funding sources for the back sides of the downtown directory maps. Jan reported that despite the board's choices for the designs for the DT Directory Maps that clearly showed a front and a back, the back portion of the design was dropped at some later time in the process and Main Street was never brought back into the discussion thread. She reported that there are several options for back signboards:

(1) the same material could be used and a design – the city logo ? – placed at the top and the rest left blank for later cling promotions (this is probably the most expensive option due to the materials cost.)

(2) a metal panel cut to the same shape and painted to match could be used and left blank (the least expensive overall.)

(3) a metal panel cut to the same shape, painted to match with the City logo centered or placed at the top.

(4) a metal panel cut to the same shape, painted to match with a collage of photographs from Taylor history, culture, etc.

MOTION: To approve option 1. J SNYDER / C HUMPHREYS / UNANIMOUS

ACTION: An ad hoc committee made up of Curie, Jenn, and Jan will work to determine which photographs would be recommended to go on below the City logo on the panels.

- C. Discuss and determine a date for a work session to review the new Main Street America Community Evaluation Framework to prepare for the annual Program self-assessment which is due in January 2024. Jan reported to the board that the National Main Street Center is pushing out training and information for Managers and board members to prepare them for the self-assessment report that we will be charged with completing late this calendar year. They have a series of 9 videos which will take about 3 hours plus some additional reading they strongly recommend boards and managers take advantage of. Jan asked the board for available dates for a half-day retreat.

ACTION: The item was tabled.

V. REGULAR AGENDA - Continuing Business:

A. Main Street Manager's reports

1. Manager's activity report – During July 1-August 10, the Manager attended 8 board and committee meetings, held 6 small business visits, discussed murals with 2 downtown stakeholders, met with 2 potential tenants for 2 separate properties, met with 1 group interested in purchasing a downtown property, and met with 2 downtown property/business owners interested in grants.
2. Main Street business & property report – During July 1- August 10, there have been 6 properties listed for sale, 18 building/spaces are for lease (some are small spaces within large buildings); two properties were leased: 115 W 2nd St and 120 W 2nd St, Ste G; Flake Bakery & Larder is holding soft openings as they are testing their ovens and Leisha expects to fully open soon. One business closed: Taylor Trading Co: 211 N Main St, Ste B-2.

B. Special Events Coordinator's report

1. Special Event Activities – During July, 2 permits approved, 3 permits under review, and 1 being completed by applicant.
2. City Special Events – Design & implemented planning for Shop Small Sip & Stroll, Duck Bucks-Shop Small Initiative; completed grant application of funding from Simon's FDN for eclipse event on April 8, 2024; updated and marketed materials for the Main Street Car Show; maintained consistent posting on social media; opened conversation with Farmers Market about weekly programming schedule.

- C. Update on downtown directory signage – Nothing new to report.

- D. Update on shop downtown Taylor website – Jan reported that she was adding many more photographs to the site as well as the Main Street Facebook page, and videos.
- E. Update on Tax Credit Workshop – Doug reminded the board that this event was Thursday, August 24th from 3 pm until 6 pm in the Library's meeting room.
- F. Discuss items for upcoming agendas - Erwin brought up Blackland Prairie Days and Doug established an ad hoc committee made up of Jeff Snyder, Ruby Fisher, and Erwin to report back on progress planning for 2024 at the next meeting.

VI. ADJOURN – MOTION – To adjourn the meeting at 8.45 pm. J MCRAE / E STAUFFER / UNANIMOUS.

NEXT MEETING DATE: SEPTEMBER 20, 2023

Respectfully submitted,

Jan Harris
Main Street Manager

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

CONSENT AGENDA

III-B

Review and receive the financial reports from October 2023

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

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	147.90	147.90	0.85	1,556.32	198,427.78
***	TOTAL EXPENDITURES ***	200,132.00	147.90	147.90	0.85	1,556.32	198,427.78
***	TOTAL PROFIT / (LOSS) ***	(200,132.00)	(147.90)	(147.90)	0.85	(1,556.32)	(198,427.78)

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

100-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: OCTOBER 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
100-EMPLOYEE SERVICES							
WAGES & SALARIES							
524-111	REGULAR FULL TIME	130,701.00	0.00	0.00	0.00	0.00	130,701.00
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	0.00	0.00	0.00	130,893.00
PAID BENEFITS							
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	0.00	0.00	0.00	10,012.00
524-122	WORKERS COMPENSATION	344.00	75.53	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	RETIREMENT- TMRS	17,300.00	0.00	0.00	0.00	0.00	17,300.00
524-126	HEALTH INSURANCE	15,400.00	0.00	0.00	0.00	0.00	15,400.00
524-127	DENTAL INSURANCE	576.00	0.00	0.00	0.00	0.00	576.00
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	0.00	0.00	0.00	99.00
* SUB-CATEGORY TOTAL *		44,559.00	75.53	75.53	0.17	0.00	44,483.47
ALLOWANCES/REIMBURSEMENTS							
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	0.00	0.00	0.00	1,500.00
* SUB-CATEGORY TOTAL *		1,500.00	0.00	0.00	0.00	0.00	1,500.00
TRAINING/PROFESSIONAL DEVELOPM							
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: OCTOBER 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	75.53	75.53	0.04	0.00	187,526.47
200-OPERATIONAL SUPPLIES							
OFFICE SUPPLIES							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	26.30	26.30	1.70	0.00	1,518.70
524-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
524-214	COMPUTER SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
524-215	POSTAGE	100.00	0.00	0.00	0.00	0.00	100.00
* SUB-CATEGORY TOTAL *		2,145.00	26.30	26.30	1.23	0.00	2,118.70
PROGRAM/SPECIAL EVENTS							
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
OPERATIONAL EQUIPMENT (ADMIN)							
524-261	OFFICE FURNITURE	800.00	0.00	0.00	0.00	0.00	800.00
524-267	COMPUTERS	2,000.00	0.00	0.00	77.82	1,556.32	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	0.00	55.58	1,556.32	1,243.68
** CATEGORY TOTAL **		7,045.00	26.30	26.30	22.46	1,556.32	5,462.38
300-FACILITIES OPERATIONS/MAIN							
UTILITIES							
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	0.00	0.00	0.00	600.00
* SUB-CATEGORY TOTAL *		600.00	0.00	0.00	0.00	0.00	600.00
** CATEGORY TOTAL **		600.00	0.00	0.00	0.00	0.00	600.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: OCTOBER 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	46.07	46.07	2.30	0.00	1,953.93
* SUB-CATEGORY TOTAL *		2,000.00	46.07	46.07	2.30	0.00	1,953.93
** CATEGORY TOTAL **		2,000.00	46.07	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	0.00	0.00	0.00	1,260.00
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	0.00	0.00	0.00	1,460.00
** CATEGORY TOTAL **		2,885.00	0.00	0.00	0.00	0.00	2,885.00

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: OCTOBER 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	17,100.00	1,910.00	1,910.00	11.17	0.00	15,190.00
450-	INTERFUND OPERATING T	49,600.00	0.00	0.00	0.00	0.00	49,600.00
***	TOTAL REVENUES ***	66,700.00	1,910.00	1,910.00	2.86	0.00	64,790.00
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	66,023.00	1,150.00	1,150.00	4.72	1,967.18	62,905.82
***	TOTAL EXPENDITURES ***	66,023.00	1,150.00	1,150.00	4.72	1,967.18	62,905.82
***	TOTAL PROFIT / (LOSS) ***	677.00	760.00	760.00	178.31-	(1,967.18)	1,884.18

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

123-MAIN STREET REVENUE FUND
REVENUES

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	0.00	0.00	0.00	0.00	0.00	0.00
440-353	MAIN STREET CAR SHOW	0.00	1,910.00	1,910.00	0.00	0.00	(1,910.00)
440-354	WINE SWIRL	0.00	0.00	0.00	0.00	0.00	0.00
440-355	HERITAGE SQ CHRISTMAS LIGHTS	100.00	0.00	0.00	0.00	0.00	100.00
440-356	CHRISTMAS BAZAAR	0.00	0.00	0.00	0.00	0.00	0.00
440-357	SALES AND OTHER FUNDRAISINGS	3,000.00	0.00	0.00	0.00	0.00	3,000.00
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	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		17,100.00	1,910.00	1,910.00	11.17	0.00	15,190.00
<u>450-INTERFUND OPERATING TRANSF</u>							
450-361	TRANSFER FROM TIF	30,000.00	0.00	0.00	0.00	0.00	30,000.00
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	14,600.00	0.00	0.00	0.00	0.00	14,600.00
** REVENUE CATEGORY TOTAL **		49,600.00	0.00	0.00	0.00	0.00	49,600.00
*** TOTAL REVENUES ***		66,700.00	1,910.00	1,910.00	2.86	0.00	64,790.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: OCTOBER 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>							
<u>WAGES & SALARIES</u>							
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>							
<u>PROGRAM/SPECIAL EVENTS</u>							
615-231	TAYLOR PRIDE	0.00	0.00	0.00	0.00	0.00	0.00
615-232	FARMERS' MARKET	0.00	100.00	100.00	0.00	0.00	(100.00)
615-233	CITY SPONSORED EVENTS	1,800.00	0.00	0.00	0.00	0.00	1,800.00
615-235	MAIN ST CAR SHOW	0.00	1,050.00	1,050.00	0.00	0.00	(1,050.00)
615-236	TAYLOR BLACKLAND PRAIRIE DAYS	11,723.00	0.00	0.00	0.00	0.00	11,723.00
615-237	WINE SWIRL	0.00	0.00	0.00	0.00	0.00	0.00
615-238	CHRISTMAS BAZAAR	0.00	0.00	0.00	0.00	0.00	0.00
615-239	SPOOKTACULAR	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	13,523.00	1,150.00	1,150.00	8.50	0.00	12,373.00
<u>PUBLIC SAFETY SUPPLIES</u>							
615-240	CITY PARADES	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>SPECIALTY SUPPLIES</u>							
615-259	MISC. SUPPLIES	0.00	0.00	0.00	0.00	1,967.18	(1,967.18)
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	1,967.18	(1,967.18)
	** CATEGORY TOTAL **	13,523.00	1,150.00	1,150.00	23.05	1,967.18	10,405.82

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: OCTOBER 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	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>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	0.00	0.00	0.00	0.00	0.00	0.00
615-819	OTHER CONTRIBUTIONS	52,500.00	0.00	0.00	0.00	0.00	52,500.00
	* SUB-CATEGORY TOTAL *	52,500.00	0.00	0.00	0.00	0.00	52,500.00
** CATEGORY TOTAL **		52,500.00	0.00	0.00	0.00	0.00	52,500.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: OCTOBER 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 ***	<u>66,023.00</u>	<u>1,150.00</u>	<u>1,150.00</u>	<u>4.72</u>	<u>1,967.18</u>	<u>62,905.82</u>
***	TOTAL EXPENSES ***	<u>66,023.00</u>	<u>1,150.00</u>	<u>1,150.00</u>	<u>4.72</u>	<u>1,967.18</u>	<u>62,905.82</u>
***	TOTAL PROFIT / (LOSS) ***	<u>677.00</u>	<u>760.00</u>	<u>760.00</u>	<u>178.31-</u>	<u>(1,967.18)</u>	<u>1,884.18</u>

*** END OF REPORT ***

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

NEW BUSINESS

IV - A

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

**CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
400 PORTER STREET, TAYLOR TEXAS
WEDNESDAY, SEPTEMBER 20, 2023
6:00PM**

Agenda Item #: IV - A

Department: Main Street

Agenda Item Title: Receive information, discuss, and consider action on a
Façade Improvement Grant from Mike Hobbble for 206 N Main St.

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for the Main Street Advisory Board to consider action regarding the application for a Façade Improvement Grant by Mike Hobbble owner of 206 N Main Street.

2. DESCRIPTION/ JUSTIFICATION

Background

Mike Hobbble is the owner of 206 N Main Street and Drip N Rip Vapes. He is seeking a reimbursement grant to help defray the costs of replacing the existing canopy on the building. There is no record of a façade grant ever being requested or awarded to this address. Therefore, the property is eligible for the grant.

Issues and Analysis

The revised and approved Façade Improvement Grant application packet inadvertently omitted the clause stipulating that all projects seeking grants must be approved before any work is begun. Mr. Hobbble was complying with the version of the grant application found on the City website which omitted that clause.

The omission has since been corrected and the updated grant application is on the City's website.

The canopy at 206 N Main St is rotting and in need of repair. Mike Hobbble has secured an estimate from Dust & Shine Contractors to complete the project for \$7,050.00. The canopy will be a replica of the existing canopy.

3. RECOMMENDATION

Staff recommends that the board approve the grant request in the amount of \$3,525.00 payable after the project is completed and proof of payment in full has been provided.



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: 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.

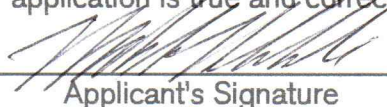
Please initial below to attest that you have read and understand the following:

 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:

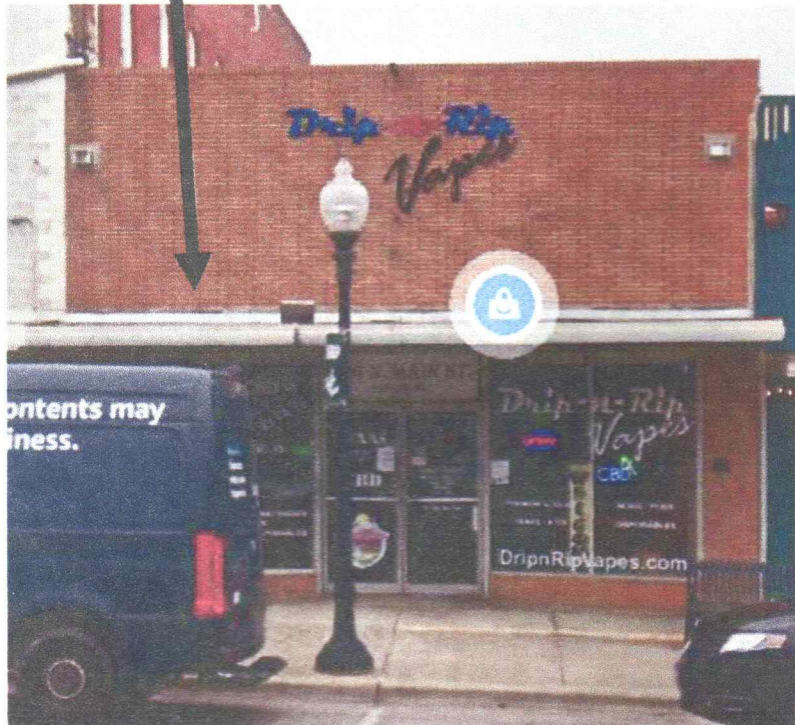
Main Street Manager's Signature: _____

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

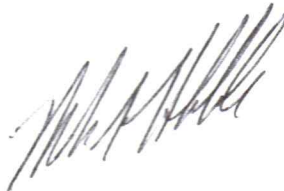
Prepared For
mike

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

OCTOBER 18, 2023

NEW BUSINESS

IV - B

Receive information, discuss, and consider action regarding the purchase of advertising space
in the Chamber's 2024 Taylor Visitors Guide

**CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
400 PORTER STREET, TAYLOR TEXAS
WEDNESDAY, SEPTEMBER 20, 2023
6:00PM**

Agenda Item #: IV - B

Department: Main Street

Agenda Item Title: B: Receive information, discuss, and consider action
regarding the purchase of advertising space in the Chamber's 2024
Taylor Visitors Guide and Chamber Directory

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for the Main Street Advisory Board to consider purchasing advertising space in the 2024 Taylor Visitor's Guide & Chamber Directory.

2. DESCRIPTION/ JUSTIFICATION

Background

The Greater Taylor Chamber of Commerce publishes a Visitor's Guide with a City map directed at visitors and new residents. The Chamber prints more than 2,000 of these maps annually.

Issues and Analysis

This is an opportunity to promote the new Downtown Taylor website www.ShopDowntownTaylorTX.com by including the QR code in the advertisement. As not all downtown businesses are Chamber members, this is a way for all of our downtown businesses to be promoted to residents and visitors.

The FY24 budget has an advertising budget of \$5,000 in line 123-615-528.

3. RECOMMENDATION

Staff recommends that the board purchase an advertising space for the purpose of promoting all downtown businesses via the www.ShopDowntownTaylorTX.com website.

It's that time of year!

The Greater Taylor Chamber of Commerce is putting together the 2024 Visitor Guide and Chamber Directory.

This is the community's primary resource for outreach for visitors and newcomers. We print and distribute more than 2000 annually.

Advertising in the guide is exclusive to Taylor Chamber members and we have sizes ranging from a quarter page to double-page spreads. We are happy to schedule a meeting to work on your ad and get exactly what you need to help visitors and newcomers (and local residents, too) find your business.

We hope you will advertise this year. We are happy to create an ad for you or to use one designed by your own team.

This year's early bird deadline is Friday, Nov. 8 with a final deadline for space and copy of Dec. 13.

If you have any questions, give us a call at 512-352-6364 or email us at info@taylorchamber.org.



Early bird space reservations deadline is Friday, Nov. 8.

Chamber membership and ad cost must be received by Dec. 13 to be included.

	Early Bird	Regular	Premium Placement+	Early Bird	Regular
Quarter Panel (3.5"W by 2" tall)	\$ 235	\$ 285	Back Page (full)	\$1360	\$1510
Half-Panel (3.5" X 4")	\$ 435	\$ 485	Inside Front Double Panel	\$1510	\$1610
Full Panel (3.5" X 8.25")	\$ 850	\$ 910	~ OR ~ Inside cover (2)	\$1010	\$1110
Double Panel*	\$1460	\$1585	+ Chamber members who occupied these spaces in the 2023 directory have first right of refusal.		

*Call for specific dimensions

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

NEW BUSINESS

IV - C

Receive information and discuss board member involvement in upcoming Main Street Special Events:

- a. Main Street Car Show
- b. Spooktacular
- c. Duck Buck Raffle
- d. Shop Small Sip & Stroll

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

REGULAR AGENDA

V - A

Main Street Manager's reports:

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

**CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
400 PORTER STREET, TAYLOR TEXAS
WEDNESDAY, OCTOBER 18, 2023
6:00PM**

Agenda Item #: V - A

Department: Main Street

Agenda Item Title: Main Street Manager's Reports

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for the Main Street Manager to inform the board of her activities during the past month and to keep them apprised of the economic development occurring in the downtown district.

2. DESCRIPTION/ JUSTIFICATION

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.

3. RECOMMENDATION

Staff recommends that the board receive this report as information.

**Main Street Monthly Report
for September through October 13, 2023**

Downtown Property & Business Report:

Property:

- Number of properties listed for sale: 7
 - Assembly Square Footage: 7,515/SF
 - Industrial/Warehouse Square Footage: 6,750/SF
 - Retail/Service/Professional Square Footage: 22,864/SF
 - Façade and building shell (no roof): 5,009/SF
- Number of properties listed for lease: *15 **Note: some of these are small spaces within larger buildings with other occupied spaces.*
 - Commercial Square Footage: 22,309/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
 - Mixed Use Square Footage: 1,360/SF
- Leased properties during reporting period: 0
 - Square footage of lease properties: 0 SF
 - Property uses –

Businesses:

- New businesses in development: 1
 - Square footage: 3,485/SF
 - Property uses – Event Space
- New businesses opened during reporting period: 1
 - Square footage: 600/SF
 - Property uses – Retail
- Businesses Relocating: 0
 - Square footage 0 SF
 - Property uses:
- Businesses Closed: 0
 - Square Footage: 0/SF
 - Property uses –

Community Outreach / Meetings Attended:

- TIF #1 meeting – No Meeting
- Main Street Advisory Board meeting – 9/20
- Public Arts Advisory Board meeting – 9/27; 10/6
- Taylor Area Businesswomen – 9/26
- Heritage Farmers Market Meeting – 10/9
- Breakfast Bites – 9/13, 10/11
- Downtown Revitalization Workshop – 9/25

Local Business / Owner Visits:

- Presented a session on Downtown Taylor building rehabilitation's impact on economic development to the ICMA Meeting Attendees – 9/29

Event Planning:

- Main Street Car Show meeting – 10/10
- Mamma Jamma meeting – 10/3
- Christmas Parade planning meeting – 10/3

Special Events:

- Every Saturday – check on Farmers Market
- 2nd Saturday Shop & Stroll – 10 am – 4 pm – 8/12 & 9/9
- Patriot's Day March and Program – 9/11

Special Events Permits Issued or Pending:

- Texas Mamma Jamma Bike Ride

Film Friendly Taylor –Film Events in Taylor:

- "Growing Pains" Feature Film – 8/31

Professional Development:

- Leadership Meeting – no meeting
- Supervisor Training – 10/4
- Online meetings with Munibit – Shop Downtown Taylor website – 10/2
- Preservation Texas – Central TX Preservation Summit (Presented a session on Leveraging Local Grants for Building Rehabilitation) – 9/21
- 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

OCTOBER 2023

PROPERTY FOR SALE:	ADDRESS:	OWNER/REALTOR	CONTACT INFO	±2	PRICE	STATUS
Taylor Feed	102 Talbot St	Rodney Schmidt/Rainbow Properties	512-930-1023	6,750 SF	\$1,100,000	
Nelson-Davis & Son Wholesale Grocer	110 W 1st St	Charles & Cheryl Daily/Robert J Fisher Team	512-237-4977	5009 SF	\$189,000	
T Ford Enterprises Building	113-115 E. 3rd St	Tommy M ford/Joe Williams Redevelopment	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	
Urban Threads bldg	117 E. 3rd St	Cliff Samuels/Brasfield Realty	512-947-5713	2464 SF	\$900,000 (down from \$975,000)	
Eanes/Prewett Building	119-121 E 3rd St	RichardTorres/ Bryan McLane	bryanmclane@gmail.com ; 512-615-1240	9916 SF	\$1,950.00	
Howard Theater	308 N Main St	Steve Turner-Turner Properties	512-930-2800	7515 SF	\$795,000	
Restaurant building	405 S Main St	Johan Borge	johanborge@gmail.com	1800 SF	\$950,000	
PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	±2	PRICE	
Mixed-Use space	114 N Main St	2nd & Main Lofts/Julie Downs (Tierra Grande Realty)	juliedowns4@gmail.com	1360/SF	\$1825/mo; \$2.20/SF/MO	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

OCTOBER 2023

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	±2	PRICE	
Luhn-Johns Building	109 W. 3rd St	Ujjal Ghostagore/Julie Downs	Julie Downs-512-487-3967	875SF	\$1,750.00	
117-119 N Main St	117-119 N Main St Ste 217 (1st Floor)	Ujjal Ghostagore/Julie Downs	Julie Downs-512-487-3967	1007 SF	Upon Request	
117-119 N Main St	117-119 N Main St Ste 219 (1st Floor)	Ujjal Ghostagore/Julie Downs	Julie Downs-512-487-3967	1007 SF	Upon Request	
117-119 N Main St	117-119 N Main St Ste 221	Ujjal Ghostagore/Julie Downs	Julie Downs-512-487-3967	2364 SF	Upon Request	
117-119 N Main St	117-119 N Main - Back Bar	Ujjal Ghostagore/Julie Downs	Julie Downs-512-487-3967	1800 SF	Upon Request	
fmr Downtown Social	119-B E 3rd	Richard Torres	209-605-4155	950/SF	call for pricing	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

OCTOBER 2023

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	sq ft	PRICE	
120 W 2nd St - McCrory-Timmerman/Titsworth Buildings	120 W 2nd St; Ste 105	Judy Blundell/Julie Downs	Julie Downs-512-487-3967	420 SF	Upon Request	
120 W 2nd St - McCrory-Timmerman/Titsworth Buildings	120 W 2nd St; Ste 104	Judy Blundell/Julie Downs	Julie Downs-512-487-3967	600 SF	Upon Request	
120 W 2nd St - McCrory-Timmerman/Titsworth Buildings	Suite 201	Judy Blundell/Julie Downs	Julie Downs 512-365-8653	2,148	Upon Request	
The Hawt Spot	211 N Main St; Ste B-1	Richard Torres/Julie Downs	Julie Downs-512-487-3967	405 SF	\$11.00/SF/MO; \$2.73/SF/MO	
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	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

OCTOBER 2023

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	sq ft	PRICE	
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	
	415 N Main St.	Mike Hobbie	mike.hobbie@dripnri-pvapes.com	existing nail salon	\$328,115	
	417 N Main St	Mike Hobbie	mike.hobbie@dripnri-pvapes.com	2 spaces for lease	\$336,116	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

OCTOBER 2023

LEASED PROPERTIES	ADDRESS	TENANT	CONTACT INFO	PROPOSED USE	LEASE \$	
None						
PROPOSED NEW CONSTRUCTION/MAJOR 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/MAJOR RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Bohl's Building	104 E. 2nd St	Ed & Betty Hile	ed.hile@swbell.net	future offices for Edward Jones	\$350,000 remodel project	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
OCTOBER 2023

Talbot Commons Pocket Hotel	114 W 6th St	Public Sketch	Julie Downs 512-365-8653	pocket hotel in a mixed use development		
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	
The Neighborhood Bottle Shoppe	120 W 2nd St; Ste G	Kirsten Igo	602-501-0050	bottled craft beer shop	1	Has CO
BUSINESS CLOSING	ADDRESS	OWNER	CONTACT INFO	FORMER USE	# EMPLOYEES LOST	YEARS IN BUSINESS
NONE						

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
OCTOBER 2023

BUSINESS EXPANDING	ADDRESS	OWNER	CONTACT INFO	USE	GAINED OR	
NONE						
BUSINESS RELOCATING	NEW ADDRESS	OWNER	CONTACT INFO	OLD ADDRESS	# EMPLOYEES GAINED OR LOST	
NONE						
BUSINESS BEING SOLD	ADDRESS	NEW OWNER	CONTACT INFO	OLD OWNER	# EMPLOYEES GAINED OR LOST	
NONE						

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

REGULAR AGENDA

V - B

Special Events Coordinator's report

Main Street – Special Events Monthly Report for September 13 through October 13, 2023

Community Outreach / Meetings Attended:

- Main Street Advisory Board Meeting – 9/20
- Moody Museum Board Meeting – 9/19
- Downtown Revitalization Workshop – 9/25
- Breakfast Bites – 10/11
- Farmer's Market post Mamma Jamma Meeting – 10/2

Local Business / Owner Visits:

- Business Visit – Alchemy – 10/4
- Business Visit – Hola Aloha – 10/3
- Business Visit - El Cantoncito – 9/26
- Business Visit – Good Strangers – 9/19
- Business Visit – 2nd Street Kitchen – 10/5
- Business Visit – The Taylor Bike Company 10/5
- Business Visit – Threads Urban Boutique – 10/12

Event Planning:

- Main Street Car Show meeting – 9/21, 10/4, 10/10
- Mamma Jamma meeting – 10/3, 10/5
- Christmas Parade Committee Meeting – 10/3, 10/11, 10/12
- Animal Shelter Grand Opening Meeting – 9/20, 9/27, 10/11
- Main Street Car Show Vendor Meeting, Fitzpatrick BBQ – 10/10

Special Events:

- 9/15 – Texas Mamma Jamma Ride

Special Events Permits Issued or Pending:

- National Night Out
- Dickey Day
- Homecoming Pep Rally
- Community Celebration in the Park
- Fall-O-Ween (canceled)
- Veteran's 5k
- Good Life 5k
- Spooktacular
- Animal Shelter Grand Opening
- Main Street Car Show

Professional Development:

- Downtown Revitalization Workshop – 9/25

Other Duties:

- Development Team Meetings – Every Monday at 9am
- Managing social media
-

Upcoming Projects:

- Finalize and Distribute Instructions/Sponsor Packet for Duck Buck Raffle
- Finalize and Distribute Instructions/Sponsor Packet for Spooktacular
- Begin 2nd Saturday Planning Committee
- Host Spooktacular
- Host Main Street Car Show

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

REGULAR AGENDA

V - C

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

MAIN STREET ADVISORY BOARD ACTION ITEM REPORT
SEPTEMBER 2023

DATE	ACTION ITEM	ASSIGNED TO:	DUE DATE:	NOTES:
9/20/2023	Ad Hoc Committee for the Justice Center/City Hall Project	John McRae, Curie Humphreys, & Jeff Snyder	rolling	
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	

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

OCTOBER 18, 2023

REGULAR AGENDA

V - D

Staff update on downtown directory signage

**CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
400 PORTER STREET, TAYLOR TEXAS
WEDNESDAY, OCTOBER 18, 2023
6:00PM**

Agenda Item #: V-D

Department: Main Street

Agenda Item Title: Staff update on downtown directory signage

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to keep the board informed as this project moves forward.

2. DESCRIPTION/ JUSTIFICATION

Art Office Signs has responded with a quote to print and install vinyl adhesive printed updates to the Downtown Directory Maps for \$250 each. Therefore, each reprinting of all 7 maps will cost \$1,750.

The first round of printed updates can be paid for under 123-615-523 (Outside Printing) with those funds being transferred from 123-615-528 (Advertising). Beyond that, the MSAB will need to vote to request that the TIF Board agree to update its budget for future printing costs.

At the September board meeting the MSAB voted to install backs on the 7 directories in the same material as the front for a cost of \$7,077.56. The TIF board will meet in November to consider the MSAB's request to update its budget to accommodate this purchase.

3. RECOMMENDATION

To recommend that staff proceed with the agreement to have Art Office Signs print and install the updates to the Downtown Directory Maps as needed.

To further recommend that the MSAB vote to request additional funding from the TIF board to cover future Downtown Directory Map updates.

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

SEPTEMBER 20, 2023

CONSENT AGENDA

V - E

Staff update on shop downtown Taylor website

Shop small, y'all!



SHOPDOWNTOWNTAYLORTX.COM

Shop small, y'all!



SHOPDOWNTOWNTAYLORTX.COM

TAYLOR MAIN STREET ADVISORY BOARD

AGENDA ITEM COVER SHEET

SEPTEMBER 20, 2023

CONSENT AGENDA

V - F

Discuss items for upcoming agendas