

**MINUTES
MAIN STREET ADVISORY BOARD
6:00 pm – May 17, 2023
Taylor City Hall Conference Room**

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

MEMBERS ABSENT: Ashley Doss

GUESTS PRESENT: Jenn Lopez, Hayley Blundell, and Chuck Farr

STAFF PRESENT: Jan Harris, Main Street Manager

I. CALL TO ORDER AND DECLARE A QUORUM – Chairperson Moss called the meeting to order at 6.15 pm and noted that a quorum was present.

II. CITIZEN COMMUNICATION – Hayley Blundell, owner of Hayley's Grains and Jenn Lopez, owner of Alchemy, spoke on their big visions for Taylor becoming a day-trip destination. They said they are seeing some good signs of this. They asked the reason why events such as Blackland Prairie Day and Taylor Pride Music and Arts Festival were limited to Heritage Square. Hayley reported that on BPD Saturday, her traffic was down in her shop and Jenn reported no extra traffic because of the festival. Discussion ensued and the fact was that if events were held outside the Square, then parking on Main Street and perhaps other side streets would be limited or closed off entirely. Doug reported that last year, the board received complaints that closing Main Street hurt businesses.

ACTION ITEM: Have Main Street Board members man a table with information on downtown businesses during festivals in the future.

III. CONSENT AGENDA:

A. Review and approve minutes from the MSAB regular meeting held on April 19, 2023 -

MOTION: To approve the April 19, 2023 minutes as presented. E STAUFFER / J MCRAE / UNANIMOUS

B. Review and receive the financial reports from May 2023 – MOTION: To receive the financial reports as presented. C HUMPHREYS / J SNYDER / UNANIMOUS

IV. REGULAR AGENDA-New Business:

A. Discuss and provide direction for the purchase of shopping bags for 2nd Saturday Shop & Stroll – Main Street Manager Harris presented a selection of bag types and prices for 250 units for 2 color one side printing to the board. **MOTION:** To authorize the Main Street Manager to spend up to \$2,500 on 1000 tote bags to promote 2nd Saturday Shop & Stroll. D MOSS / C HUMPHREYS / UNANIMOUS

B. Discuss and provide direction for the possible updating of the "Shop Downtown Taylor" circular sign located at 519 N Main Street – MS Manager Harris presented the "Shop Local" sign as a project for the Main Street board. It is in bad condition. Karyn Morris, Sweet & Southern Finds, has paid for it in the past, but as it promotes all downtown businesses Jan wondered if it wasn't better for the Main Street board to take the project on. The bids Karyn had received varied widely in price. Jeff suggested that the sign be made out of steel and coated in Emron industrial paint then perhaps either Adam Davenport or Casey Anderson could be approached to paint the sign itself. **MOTION:** To authorize the Main Street Manager to approach Adam and Casey for prices to paint "Shop Downtown Taylor" on the sign and to spend no more than \$1,200. J SNYDER / R RIVERA / UNANIMOUS

C. Receive progress report re: the Events Coordinator position – As MS Manager Harris had provided the update on the Events Coordinator position to the board during the TIF board

meeting, the board received the report as information.

- D. **Review and discuss MSAB City Council Presentation (please attend the Council Meeting on Thur., May 25; 6:00 pm)** – Chairperson Moss discussed his upcoming presentation and encouraged everyone to attend the Council Meeting. This report was received as information by the board.
- E. **Receive Ashley Doss' resignation from the Main Street Advisory Board** – MS Manager Harris informed the board that Ashley had resigned her position with the board with regret. **MOTION: To receive Ashley's resignation from the board with regret. D MOSS / R RIVERA / UNANIMOUS**
- F. **Review and discuss the potential downtown impact of significant property appraised value increases** – Chairperson Moss reported that building owners in downtown Taylor have been receiving tax assessments showing increases of between 250-800%. A large group of the building owners have been meeting together to try to fight this increase. It is understood that the sale price for 219-221 N Main has driven this increase. Some landlords charge basic rent, but others charge triple net and in the latter's case, these tenants will bear the brunt of the increase in property tax for the buildings they occupy. Changes in tax assessment is done on an individual basis per property but the owners have gone together to the district to explain that if reasonable comparables can be found, these could replace 219-221 N Main and bring down the overall drastic increase in percentage increase. This report was received as information by the board.
- G. **Review and discuss setting the date for Historic Tax Credit Building Rehabilitation presentation for downtown property owners** – Chairperson Moss discussed bringing together a team of architects, Tx Main Street staff, HPD Tax Credit staff, etc. to meet with property owners in late August to discuss the benefits of utilizing state and federal tax credits.

V. REGULAR AGENDA - Continuing Business:

A. Main Street Manager's reports -

- 1. **Review of Taylor Main Street's State Report for Quarter 1 of 2023** - Chairperson Moss had requested Jan include this report for the board's review. While there was little time available to go over the report, Jan encouraged the board to read through it.
- 2. **Manager's activity report** – MS Manager Harris reviewed the report with the board.
- 3. **Main Street business & property report -**

Property:

- Number of properties listed for sale: 8
 - Assembly Square Footage: 7,515/SF
 - Industrial Square Footage: 45,384/SF
 - Retail/Service/Professional Square Footage: 44,186/SF9
- Number of properties listed for lease: 9 (+ 1 apartment)
 - Commercial Square Footage: 30,422/SF
 - Average Price/SF: \$1.14/SF
 - Build to Suit Rental Space on a Vacant Lot: 6600/SF
 - Residential Square Footage: 2900/SF
- Leased properties during reporting period: 0
 - Square footage of lease properties: 0/SF
 - Property uses -

Businesses:

- New businesses in development: 6
 - Square footage: 12,768/SF
 - Property uses - Bakery (1); Restaurants (4); Offices/Showrooms (2); Event Ctr.
- New businesses opened during reporting period: 2
 - Square footage: 5,460/SF
 - Property uses – Full-Service Restaurants
- Businesses Relocating: 0
 - Square footage:
 - Property uses:
- Businesses Closed: 1
 - Square Footage: 1,250/SF
 - Property uses - Retail

- B. Discuss, review, and potentially approve the revisions to the Façade Improvement Grant –
MOTION: To approve the revisions to the Façade Improvement Grant pending the following changes: Required attachments #3 – “drawn to scale,” consider removing “app requirements” as they are redundant; in the Secretary of the Interior box, put “see Appendix A.” Also increase the matching amount pending Council’s decision on May 22nd. D MOSS / R RIVERA /
UNANIMOUS
- C. **Parking Committee** – This item was tabled for a later meeting.
- D. **Receive report from May 10th Breakfast Bites meeting** - Jan reported that there were 15 in attendance with 2 MSAB Board/Volunteers: Jeff Snyder and Chuck Farr and 2 property owners. The businesses represented were: 74 Man Store, Curio Mrvosa, Kincl Antiques, Urban Threads, Taylor Sporting Goods, McCrory-Timmerman/Titsworth Building Businesses, Jeff’s Resurrections, Sweet & Southern Finds
- E. **Receive report on Second Saturday Shop & Stroll** – Main Street Manager Harris reported that traffic appeared to be good in downtown and a number of businesses were participating in the promotion.
- F. **Receive preliminary report on Blackland Prairie Day** – MS Manager Harris reported that she has not had the opportunity to compile the final number as some bills were still outstanding but that she feared that the event would not make a profit this year. She will have a full report at the June meeting. This was received as information by the board.
- G. **Membershipware project update** - Update on database and video/photography – This item was tabled for a later meeting.
- H. **Update on large banner project** – MS Manager Harris reported that there were no additional funds in the Capital Funds budget for the Streetscape Improvements to cover the additional 9 banners for South Main Street from Rio Grande to the bridge. These additional banners would cost \$4,702.05. Jan reported that she has requested funding for these banners in her ATB requests in the FY 24 budget. If the board wanted to act now, they could elect not to purchase the 2nd Saturday bags and the sidewalk stickers if approved by the Council to cover this cost. **MOTION:** Not to purchase the extra banners and to request that the banners that have been ordered under the Streetscape Improvement Project be spread out to cover at least some of the area between Rio Grande and the bridge. D MOSS / J MCRAE /
UNANIMOUS

I. **Review status of "sidewalk sticker"** – MS Manager Harris reported that the project must be presented before the City Council for approval before it can move forward. Doug requested that she try to put it on the June Council agenda.

J. **Discuss items for upcoming agendas** – MS Manager Harris reported that she will be attending the Texas Main Street Managers' Annual Retreat in Denison June 20-23 and asked that the meeting be rescheduled to another date. The next meeting will be on Tuesday, June 27, 2023 at 6 pm.

VI. **ADJOURN – MOTION:** To adjourn the meeting at 8.36 pm. R RIVERA / C HUMPHREYS / UNANIMOUS.

Respectfully submitted,


Jan Currahee Harris
Main Street Manager.