AGENDA
MAIN STREET ADVISORY BOARD
6:00 pm – February 21, 2024
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 January 17, 2024 (Doug Moss)

B. Review and receive the financial reports from February 2024 – (Jan Harris)

IV. REGULAR AGENDA-New Business:

A. Receive information, discuss, and take possible action on a sign grant for Curio Mrvosa (114 N Main Street owned by Alyse Mervosh and Alex Sergeant (Jan Harris)

B. Receive information, discuss, and take possible action on a sign grant for the Shop Downtown Taylor pole sign located at 519 N Main Street and presented by Karyn Morris (Jan Harris)

C. Receive the resignation of Erwin Stauffer from the Main Street Advisory Board (Jan Harris)

D. Receive information, discuss, and take possible action on downtown parking challenges and solutions (Doug Moss and Jan Harris)

E. Receive information, discuss, and take possible action to determine dates/times for a Special Called Meeting to discuss strategies to increase the number of retail/food service businesses in downtown Taylor with the City Council, Greater Taylor Chamber of Commerce staff, and the Taylor EDC staff. (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. Receive information, discuss, and take possible action to issue an RFQ (Request for Quote) from for the operation of the Heritage Square Farmers Market. (Jan Harris)

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. Festival Committee (Ruby Fisher/Jenn Lopez)

E. Discuss items for upcoming agendas (Doug Moss)

VI. ADJOURN

NEXT MEETING DATE: March 20, 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: Jan Harris Date: Feb. 16, 2024
Main Street Manager

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

CONSENT AGENDA

III - A

Review and approve minutes from the MSAB regular meeting held on January 17, 2024

MEETING MINUTES
MAIN STREET ADVISORY BOARD
6:00 pm – January 17, 2024
City of Taylor Conference Room

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

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

I. CALL TO ORDER AND DECLARE A QUORUM – The meeting was called to order at 6:05 pm by Chairman Doug Moss who noted that a quorum was present.

II. CITIZEN COMMUNICATION – No citizen communication.

III. CONSENT AGENDA:

A. Review and approve minutes from the MSAB regular meeting held on December 13, 2023 – MOTION: To approve the minutes as presented. E STAUFFER / C HUMPHREYS / UNANIMOUS

B. Review and receive the financial reports from January 2024 – MOTION: The board received the financial reports as presented.

IV. REGULAR AGENDA-New Business:

A. Receive information, discuss, and take possible action on the results from board input for the Annual Assessment. Jan Harris presented her progress on the 2024 Main Street Assessment Report concerning activities of the Board in 2023. She thanked the board members who submitted their surveys as they are very helpful. She will obtain a copy of the presented report to share with the board after it has been submitted. MOTION: The board received the report as information.

B. Receive information, discuss, and take possible action to issue an RFP (Request for Proposal) from entities to run the Heritage Square Farmers Market – The current board of the Heritage Square Farmers Market has dissolved leaving only Al Block as a board member and the on-site market manager. Staff considers this to be an opportunity to present a RFP to interested parties who would like to run the HSFM in Heritage Square. MOTION: To have staff write an RFP for a new entity to develop, coordinate, and run the Heritage Square Farmers Market. D MOSS / J SNYDER / UNANIMOUS

C. Receive information, discuss, and take possible action regarding the Façade Improvement Grant presented by Doug Moss, Talbot Commons LLC for the Presbyterian Church building (114 W. 6th St.) – Jan Harris reviewed this project with the board noting that it entailed painting the trim and metal railings/light posts, etc., removing the lattice board, repairing the gutters and downspouts, and replace the plexiglass on the stained-glass windows. The total cost of this project is projected to be $73,160.75. Mr. Moss requested a $25,000 Façade Improvement Grant for the project.

At 6:47 pm, Chairman Moss transferred the chair to Vice-Chairperson Ruth Rivera and left the

room.

MOTION: TO approve the grant request for $25,000 pending receipt of additional funds from the TIF Fund. In the event no further funding is forthcoming in FY 23-24, reimbursement for this project will be first in line for FY 24-25. C HUMPHREYS / E STAUFFER / UNANIMOUS (Doug Moss abstained due to conflict of interest.)

At 7.06 pm, Chairman Moss reassumed the meeting chair and continued the meeting.

D. **Receive information, discuss, and take possible action on the 2024 Breakfast Bites Topics List** – Jan Harris reported that the topic for the February Breakfast Bites was downtown crime and vandalism presented by the Taylor Police Department. Chairman Moss asked that tagging be added to the topics discussed at that gathering.
The board then suggested the following topics: Taylor-CAN and homelessness; a refresher course on grants; ShopDowntownTaylorTX.com website and the QR code; a meeting of the downtown's restauranteurs; how to solve the downtown parking issue; What the MSAB is doing for Downtown Taylor; Wild Card topic (suggested topics from the DT business community submitted in advance); the Howard Theater project; Content Creator – how to create a reel and how to maintain curated content on a schedule; have Molly Alexander come speak; business succession planning; a discussion of downtown events.

E. **Receive information, discuss, and take possible action on coordination efforts of the Spring Festival** – Ruby Fisher presented the following to the board: The event will remain on the 1st Saturday in May as this seems to have the fewest competitive events scheduled. She reported the name suggestions for the festival and asked the board to vote on their favorite. The names were: Blackland Heritage Day; Taylor Heritage Day; Taylor Heritage Fest; Taylor Fest.
MOTION: To re-name the festival Taylor Fest to be held on the 1st Saturday in May. R RIVERA / D MOSS / UNANIMOUS

F. **Receive information, discuss, and take possible action to recommend ways to streamline the Main Street Grant Process** – This item was tabled by the board.

G. **Receive information, discuss, and take possible action to recommend to the City Council the installation of high-tension light strands on side streets in the downtown core –** MOTION: To refer this issue to Lionheart when the update of the DT Plan is ongoing. D MOSS / C HUMPHREYS / UNANIMOUS

V. REGULAR AGENDA - Continuing Business:

A. **Main Street Manager's reports –** Jan Harris reviewed the following reports with the board:
   1. **Manager's activity report**
   2. **Main Street business & property report**

   The reports were received as information by the board.

B. **Special Events Coordinator's report** – Ruby Fisher reviewed her report with the board.
The report was received as information by the board.

C. **Review the Action Item List and receive updated reports on the items listed**. No

action was taken on this item.

D. Receive and take possible action on committee reports:

1. **New Justice Center-City Hall Advisory Committee** - John McRae reported the committee holds a 30-minute call on Mondays. Next Tuesday (January 23rd), the committee will visit 3-4 court houses to view the facades for solid vs void; texture; and materials. Also, a Mini Charrette will be held with the architects to brainstorm about the site and location. etc.

2. **Downtown Beautification Committee** – Jennifer Lopez reported that this committee will meet on Monday, January 22nd and will talk about small projects to take on.

3. **Stakeholders Communication Committee** – This involves Breakfast Bites, group chats, etc.

4. **Festival Committee** - Topics discussed by this committee were dealt with in item IV E of this meeting's agenda.

E. Discuss items for upcoming agendas - No items for future agendas were presented.

VI. ADJOURN – MOTION: To adjourn the meeting at 8:16 pm. D MOSS / J MCRAE / UNANIMOUS

Respectfully submitted,

Jan Harris

Jan Harris, Main Street Manager

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

CONSENT AGENDA

III - B

Review and receive the financial reports from February 2024

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
*** TOTAL REVENUES ***	0.00	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
524-MAIN STREET PROGRAM	200,132.00	0.00	71,104.73	35.63	206.00	128,821.27
*** TOTAL EXPENDITURES ***	200,132.00	0.00	71,104.73	35.63	206.00	128,821.27
*** TOTAL PROFIT / (LOSS) ***	(200,132.00)	0.00	(71,104.73)	35.63	(206.00)	(128,821.27)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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	48,057.38	36.77	0.00	82,643.62
524-114	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
524-115	LONGEVITY PAY	192.00	0.00	192.00	100.00	0.00	0.00
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	48,249.38	36.86	0.00	82,643.62
PAID BENEFITS							
524-120	UNUM LIFE	297.00	0.00	94.50	31.82	0.00	202.50
524-121	FICA SOCIAL SECRUITY	10,012.00	0.00	3,634.41	36.30	0.00	6,377.59
524-122	WORKERS COMPENSATION	344.00	0.00	237.62	69.08	0.00	106.38
524-123	STATE UNEMPLOYMENT TAXES	162.00	0.00	17.01	10.50	0.00	144.99
524-124	RETIREMENT-TMRS	17,300.00	0.00	5,072.55	29.32	0.00	12,227.45
524-126	HEALTH INSURANCE	15,400.00	0.00	5,940.18	38.57	0.00	9,459.82
524-127	DENTAL INSURANCE	576.00	0.00	236.20	41.01	0.00	339.80
524-128	LONG TERM DISABILITY	369.00	0.00	156.80	42.49	0.00	212.20
524-129	VISION INSURANCE	99.00	0.00	47.90	48.38	0.00	51.10
	* SUB-CATEGORY TOTAL *	44,559.00	0.00	15,437.17	34.64	0.00	29,121.83
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	411.75	27.45	0.00	1,088.25
	* SUB-CATEGORY TOTAL *	1,500.00	0.00	411.75	27.45	0.00	1,088.25
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	479.00	31.00	0.00	1,066.00
524-143	MEMBERSHIPS AND DUES	1,375.00	0.00	885.00	64.36	0.00	490.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	0.00	1,326.56	58.96	0.00	923.44
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	2,690.56	25.26	0.00	7,959.44

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	66,788.86	35.60	0.00	120,813.14
200-OPERATIONAL SUPPLIES							
OFFICE SUPPLIES							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	0.00	517.14	33.47	0.00	1,027.86
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	44.70	44.70	0.00	55.30
	* SUB-CATEGORY TOTAL *	2,145.00	0.00	701.04	32.68	0.00	1,443.96
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	135.98	17.00	0.00	664.02
524-267	COMPUTERS	2,000.00	0.00	1,717.31	85.87	0.00	282.69
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	1,853.29	66.19	0.00	946.71
	** CATEGORY TOTAL **	7,045.00	0.00	2,554.33	36.26	0.00	4,490.67
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	338.05	56.34	0.00	261.95
	* SUB-CATEGORY TOTAL *	600.00	0.00	338.05	56.34	0.00	261.95
	** CATEGORY TOTAL **	600.00	0.00	338.05	56.34	0.00	261.95

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
400-EQUIPMENT OPERATIONS/MAINT							
OFFICE EQUIPMENT							
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	595.49	29.77	0.00	1,404.51
	* SUB-CATEGORY TOTAL *	2,000.00	0.00	595.49	29.77	0.00	1,404.51
	** CATEGORY TOTAL **	2,000.00	0.00	595.49	29.77	0.00	1,404.51
500-CONTRACT SERVICES AND FEES							
PROFESSIONAL SERVICES							
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
FEES FOR SERVICES							
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
CONTRACT SERVICES							
524-532	SOFTWARE MAINT/LICENSING	1,260.00	0.00	828.00	82.06	206.00	226.00
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	70.82	206.00	426.00
	** CATEGORY TOTAL **	2,885.00	0.00	828.00	35.84	206.00	1,851.00

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
700-CAPITAL OUTLAY						
OFFICE FURNITURE/EQUIPMENT						
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
800-CONTRIBUTIONS & CONTINGENC						
CONTRIBUTIONS/TRANSFERS						
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	71,104.73	35.63	206.00	128,821.27
*** TOTAL EXPENSES ***	200,132.00	0.00	71,104.73	35.63	206.00	128,821.27
*** TOTAL PROFIT / (LOSS) ***	(200,132.00)	0.00	(71,104.73)	35.63	(206.00)	(128,821.27)

*** END OF REPORT ***

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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
REVENUE SUMMARY						
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	0.00	24,214.00	74.28	0.00	8,386.00
450-INTERFUND OPERATING T	156,100.00	0.00	40,000.00	25.62	0.00	116,100.00
*** TOTAL REVENUES ***	188,700.00	0.00	64,214.00	34.03	0.00	124,486.00
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	188,700.00	0.00	83,434.56	47.62	6,425.00	98,840.44
*** TOTAL EXPENDITURES ***	188,700.00	0.00	83,434.56	47.62	6,425.00	98,840.44
*** TOTAL PROFIT / (LOSS) ***	0.00	0.00	(19,220.56)	0.00	(6,425.00)	25,645.56

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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
330-INTERGOVERNMENTAL REVENUES							
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
430-USE OF MONEY AND PROPERTY							
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
440-DONATIONS FROM PRIVATE SOU							
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	0.00	7,238.00	103.40	0.00	(238.00)
440-353	MAIN STREET CAR SHOW	10,000.00	0.00	16,251.00	162.51	0.00	(6,251.00)
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	700.00	5.00	0.00	13,300.00
440-359	SPOOKTACULAR	0.00	0.00	25.00	0.00	0.00	(25.00)
** REVENUE CATEGORY TOTAL **		32,600.00	0.00	24,214.00	74.28	0.00	8,386.00
450-INTERFUND OPERATING TRANSF							
450-361	TRANSFER FROM TIF	75,000.00	0.00	37,500.00	50.00	0.00	37,500.00
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	2,500.00	50.00	0.00	2,500.00
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	40,000.00	25.62	0.00	116,100.00
*** TOTAL REVENUES ***		188,700.00	0.00	64,214.00	34.03	0.00	124,486.00

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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
100-EMPLOYEE SERVICES							
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
200-OPERATIONAL SUPPLIES							
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	1,530.96	21.87	0.00	5,469.04
615-233	CITY SPONSORED EVENTS	15,100.00	0.00	2,458.99	16.28	0.00	12,641.01
615-235	MAIN ST CAR SHOW	30,000.00	0.00	25,123.96	83.75	0.00	4,876.04
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	561.27	11.23	0.00	4,438.73
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	1,371.62	91.44	0.00	128.38
	* SUB-CATEGORY TOTAL *	80,200.00	0.00	31,046.80	38.71	0.00	49,153.20
PUBLIC SAFETY SUPPLIES							
615-240	CITY PARADES	25,000.00	0.00	0.00	25.70	6,425.00	18,575.00
	* SUB-CATEGORY TOTAL *	25,000.00	0.00	0.00	25.70	6,425.00	18,575.00
SPECIALTY SUPPLIES							
615-259	MISC. SUPPLIES	3,500.00	0.00	374.51	10.70	0.00	3,125.49
	* SUB-CATEGORY TOTAL *	3,500.00	0.00	374.51	10.70	0.00	3,125.49
	** CATEGORY TOTAL **	108,700.00	0.00	31,421.31	34.82	6,425.00	70,853.69

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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
500-CONTRACT SERVICES AND FEES							
PROFESSIONAL SERVICES							
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
FEES FOR SERVICES							
615-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
615-528	ADVERTISING	5,000.00	0.00	1,392.94	27.86	0.00	3,607.06
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	1,392.94	27.86	0.00	3,607.06
	** CATEGORY TOTAL **	5,000.00	0.00	1,392.94	27.86	0.00	3,607.06
700-CAPITAL OUTLAY							
OFFICE FURNITURE/EQUIPMENT							
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
800-CONTRIBUTIONS & CONTINGENC							
CONTRIBUTIONS/TRANSFERS							
615-811	RENTAL ASSISTANCE	0.00	0.00	0.00	0.00	0.00	0.00
615-813	FACADE GRANT	75,000.00	0.00	50,620.31	67.49	0.00	24,379.69
615-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	75,000.00	0.00	50,620.31	67.49	0.00	24,379.69
	** CATEGORY TOTAL **	75,000.00	0.00	50,620.31	67.49	0.00	24,379.69

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2024

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
*** DEPARTMENT TOTAL ***	188,700.00	0.00	83,434.56	47.62	6,425.00	98,840.44
*** TOTAL EXPENSES ***	188,700.00	0.00	83,434.56	47.62	6,425.00	98,840.44
*** TOTAL PROFIT / (LOSS) ***	0.00	0.00	(19,220.56)	0.00	(6,425.00)	25,645.56

*** END OF REPORT ***

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
New Business

IV - A

Receive information, discuss, and take possible action on a sign grant for Curio Mrvosa (114 N Main Street) owned by Alyse Mervosh and Alex Sergeant

Advisory Board Review

Approved_____
Rejected_____
Date_____

SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please return completed with necessary attachments and signed to Taylor Main Street Office, 400 Porter Street no later than the 2nd Wednesday of the month.

- Applicant Name Alyse Mervosh Date 2/5/2024
- Business Name Curio Mrvosa
- Mailing Address P.O. Box 366, Taylor, TX 76574
- Contact Phone 512-653-1220 Email Address curiomrvosa@gmail.com
- Building Owner *(if different from applicant)* Douglas Moss
- Building Name 2nd and Main Lofts
- Building Address 114 N Main St
- Description of sign/s and installation: (includes signboards, projecting signs, and pedestrian signage)

Combination of LED Neon sign and hand-painted logo and lettering on windows

- List sign company proposals and total amounts (please attach original proposals):

1. Custom Neon - $477.00
2. Hand-Painted lettering and logo - $1400.00
3.

- **Total cost of proposed sign/s:** $1877.00
- **Amount of Sign Grant requested:** $938.50
  (Maximum of $1,500; 50/50 match)

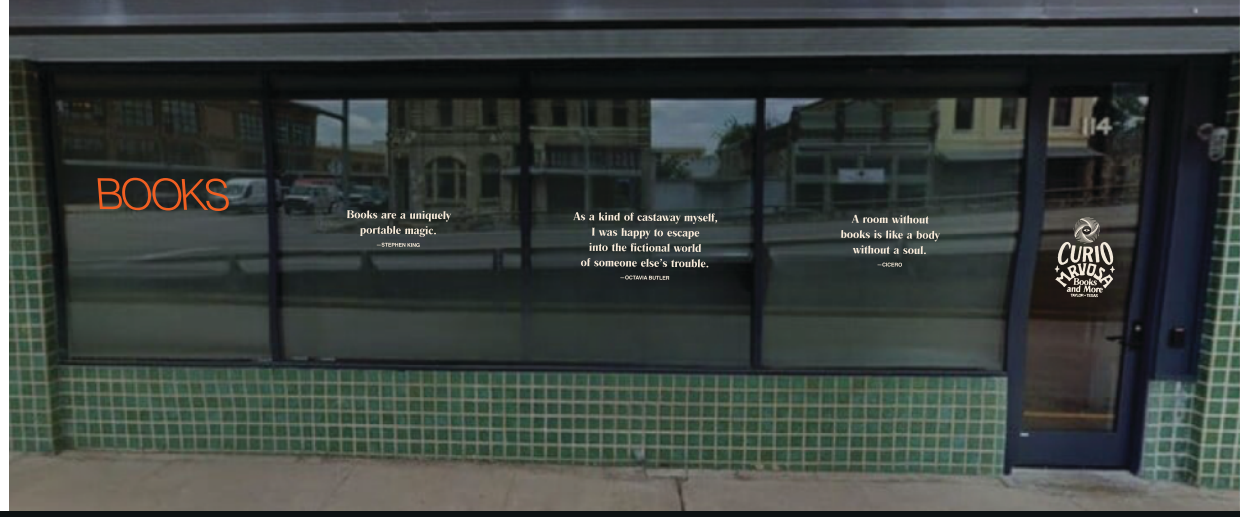
The following information <u>is required</u> for a Grant Application to be considered:
1) scale drawing/s or photographs of proposed sign/s,
2) all final paint color samples and sign materials used and
3) original copies of all sign companyproposals including installation.

2/5/2024

Applicant's Signature ***Date***

D:\HTML\Customer Pages\Main Street\Orig\009.grant'02.doc

CURIO MRVOSA
114 N MAIN ST.
WINDOW GRAPHICS



PANE 1: 66″ x 83″

NEON SIGN:
40″ x 10″

PANE 2: 66″ x 83″

HAND-PAINTED GRAPHIC:
28.75″ x 10″

PANE 3: 66″ x 83″

HAND-PAINTED GRAPHIC:
39.875″ x 18.5″

PANE 4: 65.5″ x 83″

HAND-PAINTED GRAPHIC:
27.5″ x 14.25″

DOOR GLASS: 27.25″ x 96″

HAND-PAINTED GRAPHIC:
16.75″ x 22″

CREATE YOUR OWN CUSTOM NEON

1 ENTER YOUR TEXT

Create your own stunning Custom Neon sign in a few simple steps.

BOOKS

I HAVE A DESIGN OR LOGO

GET A QUOTE

2 CHOOSE FONT

Pick your perfect font from over 40 typefaces.

Avante

3 CHOOSE COLOR

White, White, Lemon Yellow, Lemon Yellow, Orange, Orange, Light Red, Light Red, Pink, Pink, Light Pink, Light Pink, Deep Pink, Deep Pink, Purple, Purple, Ice Blue, Ice Blue, Turquoise Blue, Turquoise Blue, Mint, Mint, Green, Green, Light Green, Light Green

FOR COLOR CHANGING

Custom colors are available with paid upgrade options. See Examples

4 CHOOSE SIZE

Mini $159	Length: 10.5" Height: 3.5"	Extra Small $184	Length: 12.5" Height: 3"
Small $237	Length: 16" Height: 4"	Medium $278	Length: 19" Height: 5"
Large $340	Length: 23" Height: 6"	X large $390	Length: 28" Height: 7.5"
XX large $462	Length: 40" Height: 10"	Supersized $551	Length: 52" Height: 13.5"

*Each sign is handcrafted, and sizes shown will be accurate within +/- 2 inches.

5 INDOOR OR OUTDOOR

Indoor

IP67 Waterproof Technology* + $135

Indoor Signs are not suitable for use outdoors or anywhere they might get wet. Inappropriate use will void the warranty.

6 BACKBOARD STYLE

Cut Around FREE	Rectangle FREE	Cut-To-Letter +$130
Naked Neon +$49	Acrylic Stand +$49	Open Box +$91

7 BACKBOARD COLOR

Frosted clear acrylic backboard FREE	Gloss White acrylic backboard $26
Glossy Black acrylic backboard $26	Silver acrylic backboard $49
Gold acrylic backboard $49	

8 OPTIONS

- Wall Mounting +X Silver $15
- Pole Hanging +X $15
- Special offer Remove and Timeless Free

Power Adapter USA / CANADA

Total $477

NEXT

Need Help? Get a Quote | Upload Image or Logo | Save/Send my Design

OUR REVIEWS

Google Rating 4.9 ★★★★★ 4.2 reviews

Write a review

Sarah Miller — Neon sign on Google
★★★★★
Beautiful. Really recommend.

Amanda Saviano — Neon sign on Google
★★★★★
We ordered this sign for our newest location at our pediatric dental practice
Read more

chris schlenkerman — Neon sign on Google
★★★★★
easy to design, fast to be delivered and fun to have as a conversation piece in
Read more

Karen Parker — Neon sign on Google
★★★★★
Just received a special order, Custom Neon LED as a gift. It is very versatile,
Read more

GET INSPIRED

SLIDE TO SEE DESIGNS BROUGHT TO LIFE

BRING YOUR IMAGINATION TO LIFE

MAKE YOUR OWN UNIQUE SIGN WITH OUR ONLINE DESIGN TOOL

CREATE CUSTOM MADE NEON SIGNS

Create your own neon sign online using our custom LED neon sign maker! We have created an easy tool to help you create your own custom neon sign and to give you a visual mockup so you can see what it's going to look like before you order.

CUSTOM NEON® LIGHT DESIGN

We specialize in custom LED neon signs, personalized neon signs, neon signs for weddings, business and restaurant neon signs, custom neon sidewalk signs, bar signs, and aesthetic neon artwork for custom home décor. Our custom neon installations light up homes, offices, stores, bars, cafes, shopping malls, weddings, parties and events around the world.

Costing less than the price of neat glass neon signs, LED neon signs are easily portable, durable, and safe. Best of all, LED neons can be designed in a wide range of colors and fonts, making it easy to design unique, customized and personalized neon signs. Whether you're after a modern or replica vintage neon sign we've got you covered!

HOW TO MAKE YOUR OWN NEON SIGN

No matter what you want it to say or what it's for, you can use our clever online neon sign maker to design your very own LED neon light. In five quick steps you'll be the proud owner of a totally unique piece of aesthetic neon wall art, wedding name sign, neon beer sign or cute neon lamp for your baby's bedroom decor.

WANT AN IMAGE OR LOGO?

We can do that too! We can create virtually anything you need. Click here to go through to a form that will let you upload an image with your logo, company name, tag line or any artwork you would like to turn into a stylish glowing sign.

NEON SIGN DESIGN

If you can't find a font you like on our site, we are happy to say that we can replicate almost any style of text. We can even do handwriting signatures, images, and logos.

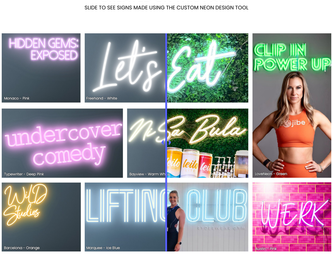
If you are not able to design your ideal custom neon using our neon sign maker online please contact us for a custom quote, including your ideas, requirements and budget. We love to see our neon light signs brought to life so knowing your budget will allow us to tailor our quote to best suit your requirements.

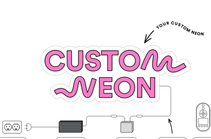
NEON SIGN MAKER ONLINE

Create your own neon light using our online neon sign maker. To design your own custom neon word light choose a font, color, and size. Try out as many combinations as you want. You can even view your design on a number of backgrounds to give you a really good idea of how it will look IRL. When you're happy with your custom options just add it to cart. In just a few weeks you'll have a handmade, personalized neon light design. If you can't do what you want with the custom sign tool ask us for a custom quote.

CREATED ON THIS PAGE

SLIDE TO SEE SIGNS MADE USING THE CUSTOM NEON DESIGN TOOL





Customized Neon Signs
All of our neon light signs are custom designed by us, and can be altered to your specifications, size and colors. We can make any neon sign you want, in any fonts and a wide selection of colors.

Adapter Included
Your new LED neon comes with a 6 ft transparent cord which plugs into a certified adapter (if you need an adapter for another country, ask when checking out). The adapter has an additional 3-6 ft of cable that plugs into the socket.

Worldwide Shipping
Standard orders take 3-5 weeks*, including production and shipping. Rush orders take 2-3 weeks*, including production and shipping to addresses in the USA and Canada. Please choose the 'Rush My Order' option at checkout, and let us know the date by which you need your sign to arrive.

Easy to Install
Our LED Neon signs are mounted on high quality, clear acrylic backboards, stands or boxes. Backboards feature pre-drilled holes for easy wall mounting, and are ready for mounting, right out of the box.

24 Months Warranty
We offer the latest LED neon flex technology which is both stronger & lighter than glass neon. All of our signs come with a 24-month manufacturer warranty covering faulty items. Click here for more details.

Remote Control Available
Switch ON/OFF and pick from 10 brightness settings. The LED neon lights can be set to flash with adjustable speeds. (Optional/extra cost on some models)

Low Energy, High Brightness
Our LED neon signs are both economical and ecologically friendly. They have low energy consumption and a 100,000+ hours lifespan

Strong And Powerful
Our LED neons signs come in a range of bright, eye-catching colors. The energy-efficient technology ensures a powerful light that lasts for years.

FAQs

- How Much Does a Custom Neon® Sign Cost?
- Our Design Service
- Why Buy a Neon Light Sign from Custom Neon®?
- What Neon Light Colors Can I Choose?
- How Big Can My Custom-made Neon Be?
- What are the Backboard Options?

Copyright © 2016-2024 Custom Neon, All rights reserved.

Quote

From:	Adam Davenport 309 Vernon St. Taylor, TX 76574	**To:**	Curio Mrvosa Attn: Alex and Alyse

2/2/2024

Item	**Amount**
painted lettering, 3 windows	$1,000.00
painting logo, door	$400.00

Total: $1,400.00

City of Taylor
Sign - New or Reface - FY 2023

Issued Date 2/13/2024
Expiration Date 8/11/2024

Pemit # **2024-13192**

Job Address	114 N Main St	**Project**	Sign Permit
Subdivision		**Building Use**	Business
Lot		**Occupany**	
Block		**Type**	
Valuation		**Sq. Ft.**	0.00
Business Name		**Zoning**	
Owner	2nd and Main Lofts - Douglas Moss		
Contractor	N/A		
Phone	No Number Provided		

Fees		Amount
Technology Fee (15.00)		$15.00
Credit Card Processing Fee ($3.00)		$3.00
Sign - New or Reface - FY 2023		$75.00
	Total	**$93.00**

Special Notes:

- Please print and post this permit document at the job site. This permit shall remain posted throughout the construction.
- Please keep a set of reviewed plans at the job site, at all times, during construction.
- Comply with the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Code, 2020 National Electric Code, 2018 ICC Electrical Administrative Code and 2018 International Energy Conservation Code.
- Comply with the City of Taylor, Code of Ordinances including Sec. 19-4 Noise and the Engineering Manual.
- Keep the site clean.
- Comply with all plat requirements.
- Obtain all required inspections and secure all required permits, including electrical, plumbing, HVAC and irrigation permits.
- Please request inspections by 3 pm for the following day inspections.
- Waste Connections (512.282.3508) is the sole provider for commercial and residential trash and refuse services for the City of Taylor.

This permit becomes null and void if work or authorized construction is not commenced within 6 months. If this project is not completed within one year, a new permit must be obtained.
I certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation or the performance of construction.

City of Taylor 2/13/2024

Date

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
New Business

IV - B

Receive information, discuss, and take possible action on a sign grant for the Shop Downtown Taylor pole sign located at 519 N Main Street and presented by Karyn Morris

Date submitted: 1/31/2024
Packet is complete: ____ YES ___ NO
Packet received by: _____

SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Signed application packets must be submitted with all the required attachments including the property owner's signature to the Taylor Main Street Office, 400 Porter Street no later than the 1st Friday of the month for consideration at the regular monthly meeting on the 3rd Wednesday of the month. Incomplete packets will be returned to the applicant.

- Applicant's Name: Karyn Morris Date: 1/22/2024
- Business Name: Sweet & Southern Finds
- Mailing Address: 519 N Main Street, Taylor, TX 76574
- Contact Phone: (512) 415-1653 Email Address: karyn@sweetandsouthernfinds.com
- Building Address: 519 N Main Street, Taylor, TX 76574
- Building Owner *(if different from applicant)*:
- Building Owner's Contact Number:
- Complete description of sign/s and method of installation:

  Round metal sign will be sanded, primed, and repainted with "Shop Downtown Taylor."

List all sign company itemized proposals and the total amounts of each (please attach original proposals):

1. Art Office Signs - $1400.00
2. Adam Davenport - $1000.00 (repair off-site), $1200.00 (repair on-site)
3. _____

- **Total cost of proposed sign/s:** $1200.00
- **Amount of Sign Grant requested:** $600.00
  (Maximum of $1,500; 50/50 match)

The following information is required for a Grant Application to be considered. Please make sure your application packet is complete. Incomplete application packets will not be considered by the Main Street Advisory Board:

1) Current color photographs of the building where the proposed sign will be installed.
2) Scale drawing/s or photographs of proposed sign/s indicating the sign type (for example, painted on glass, hand-painted blade sign, etc.)
3) Drawing or photograph with the proposed sign superimposed on it. Must be to scale.
4) All final paint color samples and sign materials used.
5) Original copies of all sign company proposals including installation.
6) Copy of the business' Certificate of Occupancy.
7) Copies of all applicable Sign Permits for the project.
8) The signature of the property owner to signify their consent for you to install signs on their property

Please initial the following statements to indicate that you have read and fully understand them:

KM I have met with the Taylor Main Street Manager, and I fully understand the Sign Reimbursement Grant Program.

KM I further understand that if I am awarded a Sign Reimbursement Grant by the Taylor Main Street Advisory Board, any change from the approved project may result in the partial or total withdrawal of the grant. If the sign is altered for any reason within one (1) year from installation, I may be required to reimburse the City of Taylor immediately for the full amount of the Sign Reimbursement Grant.

Sweet & Southern Finds

Business Name

Kmong — 1/25/2024

Applicant's Signature — ***Date***

Kmong — 1/25/2024

Building Owner's Signature — ***Date***

Date the application was considered by the MSAB: _____

This application was _____ ***APPROVED or*** _____ ***DENIED by the Main Street Advisory Board.***

_____

Taylor Main Street Manager — ***Date***

_____

Taylor Main Street Advisory Board Chairman — ***Date***

519 N Main Street
Round Circle Freestanding Sign

Current Signage:

Round metal sign will be sanded, primed and repainted with "Shop Downtown Taylor."

Colors: Black & White

Font will be as close to original as possible.

No Permit is required, per email with Jan Harris.

Updated Signage:

Quote

From: Adam Davenport
309 Vernon St.
Taylor, TX 76574

1/25/2024

To: Karyn Morris
Sweet & Southern Finds
519 N Main St
Taylor, TX 76574

Item	**Amount**
"Shop Downtown Taylor" circular Sign re-installed after priming and repainting in Studio	$1,000.00
Paint and supplies	

Total: $1,000.00

Quote

From: Adam Davenport
309 Vernon St.
Taylor, TX 76574

1/25/2024

To: Karyn Morris
Sweet & Southern Finds
519 N Main St
Taylor, TX 76574

Item	**Amount**
"Shop Downtown Taylor" circular Sign primed and painted on site	$1,200.00
Paint and supplies	

Total: $1,200.00

Quote from Art Office Signs

Aluminum Composite Material Signs to Overlay Original Signage

---

Donna McNabb <donna@artofficesigns.com> Fri, Jan 5, 2024 at 12:28 PM
To: Karyn Morris <karyn@sweetandsouthernfinds.com>, Austin Service Team 1 <austeam1@artofficesigns.com>

That makes perfect sense to me! I thought that was the case, I just wanted to make sure! The cost for the faces and lift will be $1400.00 + sales tax.
The cost to remove the pole and reinstall a new pole with new faces will be $11,300.00 (this is just a number of approximate costs for a new pole and new faces). I know you are not going to replace the pole!
I hope this helps. Let me know if this works for you!
Thanks so much!
Donna McNabb
Art Office Signs | A Full Service Sign Company
201 W. 2nd Street | Taylor, Tx 76574
Austin 512 365 2010 | Fax 512 365 7210
San Antonio 210 731 0878 | Houston 713 862 2994
donna@artofficesigns.com | www.artofficesigns.com

[Quoted text hidden]

Certificate of Occupancy

City of Taylor, Texas

Development Services Department

400 Porter Street
Taylor, TX 76574
(512) 352-3675

This Certificate is issued pursuant to the requirements of the International Building Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use for the following:

Building Permit # 2016-1259 **Use Classification** Commercial

Address 519 N. Main St, Taylor 76574

Business Name Sweet & Southern Finds

Business Owner Sweet & Southern Finds

Group Type B-3 **Construction Type** VA **Max. Occupany Load** 65

inspections@ats-engineers.com
Building Inspector

R. Copeland
Fire Marshall

City of Taylor

December 15, 2016
Date

POST IN A CONSPICUOUS PLACE AT ALL TIMES

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
New Business

IV - C

Receive the resignation of Erwin Stauffer from the Main Street Advisory Board

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
New Business

IV - D

Receive information, discuss, and take possible action on downtown parking challenges and solutions

January 23, 2024

To Taylor City Council, City Staff, and my fellow board members,

I, Erwin Stauffer, am resigning from the Main Street Advisory Board and the TIF #1 Board. I started on this board in 2015 and I believe it is time to re-direct my experience into a role where my knowledge and passion can fuel my continuing service to this town.

It has been a pleasure serving with the Main Street Advisory Board through the years.

Thank you,

Erwin Stauffer

MAIN STREET ADVISORY BOARD MEETING
February 21, 2024

Agenda Item #: IV - D

Agenda Item Title: Receive information, discuss, and take possible action on downtown parking challenges and solutions.

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for the board to meaningfully address the parking issues downtown and to develop and implement concrete and measurable steps to alleviate the issue.

2. DESCRIPTION/ JUSTIFICATION

Background
In 2022 the City of Taylor added to the available parking space inventory by revising some parking layouts and also by economizing on the size of parking spaces to bring them more into line with current industry standards. Prior to this, there were 422 on-street parking spaces in downtown Taylor between 5th and 1st Streets north and south and between Vance and Washburn Streets east and west. Upon completion of the parking improvement plan, the downtown now has 737 available on-street spaces.

Issues and Analysis
Taylor does not have a "parking problem" per se, but rather a "parking PERCEPTION" problem. There is an excess of available parking spaces at any given time on any given day. The problem is that many business owners, business employees, and downtown residents insist upon parking either in front of their places of business, or worse, parking in front of their neighbors. Habits are hard to break and require a willingness to change.

The city will not institute as timed parking scheme because they lack the officers to mark tires and enforce it. And downtown workers often attempt to "outsmart" these regulations by relocating their vehicles just before the time limit is up for the parking spaces they are using resulting in a movement of cars from one space to another several times a day. It would be humorous if it were not so tragic.

There are many ways to take on the parking perception problem and try to encourage downtown workers to park in lesser used spaces on the outskirts of the district. I have included a copy of a letter to business owners. Another city, Hartwell, Georgia began a "Hart Smart" program with magnets and publications to emphasize the importance of walking for one's own health while parking farther away for the health of downtown businesses.

3. RECOMMENDATION

That the Main Street Advisory Board establish a committee to develop concrete steps to address the parking issue, a budget to implement the program (if necessary), and a way to measure the success of their efforts. The Main Street Manager agrees to serve on this committee.

IDEAS FOR PARKING COMMITTEE:

1. Please don't be a Shopper Stopper. The space where you have parked means sales for downtown businesses. When you prevent a customer from parking here, you and your neighboring businesses lose money. Keep your Downtown strong - PARK - where it makes cents! Concerned businesses of Taylor Main Street! Remember - we're in this together!

2. To all Downtown Businesses, SAVE SPACES FOR CUSTOMERS

Parking…it's a dirty little word.. Meters, no meters. Fewer tickets, more tickets. Parking is a controversial subject; finding consensus will take hard work and solutions even harder work. There are some things we can do RIGHT NOW, however, which make sense and do not cost a thing.

SAVE SPACES FOR CUSTOMERS

When anyone, anywhere talks about the difficulty of doing business downtown, what is the first limitation that immediately springs to mind? Parking. Then why is it that on any given day, the vehicles of business owners fill valuable parking spaces that should be open and available for customers?

We know. The spaces out front are convenient. THAT'S WHY WE WANT THEM FOR OUR CUSTOMERS!!!! Maybe your business doesn't depend on parking. BUT PERHAPS YOUR NEIGHBOR'S BUSINESS DOES. More than ever, a downtown business district needs to understand…WE ALL SINK OR SWIM TOGETHER.

MAIN STREET PARKING…THE MOST VALUABLE COMMODITY DOWNTOWN!

HOW DO YOU ASSESS THE VALUE OF A DOWNTOWN SPACE? A typical shopping purchase downtown can cost anywhere from $10 to $500 dollars and can take anywhere from 15 minutes to an hour and a half Some spaces downtown serve businesses that set appointments. With appointments, people will drive until they find a spot. BUT FOR RETAIL AND FOOD ESTABLISHMENTS, THE LACK OF A SPACE CAN MEAN THE LOSS OF A CUSTOMER. The lifetime value of a customer is thousands of dollars.

THE VALUE OF A PARKING SPACE TO THE DOWNTOWN IS $3,000 TO $5,000 PER YEAR
Per Donovan Rypkema, Place Economics Inc.

We know life is hectic, but resist the temptation to swing into an on-street parking space for "just a few minutes" that turn into a half-day. Park farther away, give your heart a happy walk and help the downtown. It makes perfect sense!!

3. Mail this card to all merchants about once a year as a reminder and print it in newsletters or put it on small bright orange cards. Some of the more aggressive merchants will stick under the windshield wipers of neighbor violators:

Fellow Downtowner:

If you think a parking ticket is expensive, look what you're costing the rest of us:

If the average customer spends just $25 while shopping in downtown Taylor and if this space was available for customer parking, and turned over four times in an eight-hour day, this parking space would generate

$100 in sales per day. $100 per day in sales, times the 300 days a year that the average

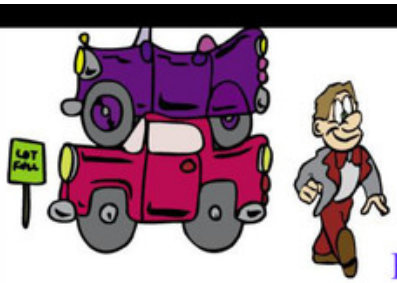
downtown business is open, equals $30,000 in annual sales. AND THAT'S JUST ONE PARKING SPACE!!

Please Park Responsibly. *All* of our Livelihoods Depend On It!
4. Approach for a difficult store owner: Take this approach: "Do you mean to tell me that your business is not worth walking to?" I measure my walk into my local Walmart and only to one portion of the store (not the wandering path we often take in such stores) at about 800 feet on a good day when I can get a parking stall close to the entrance. By the time I walk back out to my car, I will have put in about a quarter mile of walking, again on a good day with just a quick in and out. Any store on my Main Street is worth far more walking than Walmart.

4. Scenario: Some merchants allow employees to park in front of their store, which bothers the neighboring businesses. Possible Action steps.

i. Analyze the situation - Has a meeting with merchants and/or any other type of communication on this previously been done? If not, you may find that just telling them that this situation exists and it is hurting everyone, including themselves, may help deal with the situation. If they are aware of how their behavior is impacting downtown and they have chosen to ignore it, then the way to deal with the issue is different – you might need to provide data on just how the situation is a problem. Maybe do a survey of the businesses who are complaining and collect some data/specifics on the negative impact they are seeing etc;, the importance of the downtown community working together for the benefit of all etc.

   Your parking situation comes down to an opportunity costs not simply how it inconveniences patrons. Perhaps, if merchants were aware of the lost potential retail revenue they would think differently about parking curbside. The two examples below discuss how much a parking space is worth.



Downtown Denton has a Parking Problem!

No surprise

Denton is fortunate enough to have unique shops, wonderful restaurants and fabulous antique stores so it's no surprise that even under the best circumstances, parking is always a little tight. When we begin to repave streets and reconstruct sidewalks, parking spots will become even more scarce.

Studies of downtown parking indicate that, as a whole, we have ample parking. The key lies in the way that we perceive and utilize our parking spaces. And that means, in part, we have to ask ourselves if we are part of the problem.

How much is a parking space worth?

A recent Texas Main Street study found that if a downtown customer parked for 30 minutes and spent only $5, each parking space could generate $20,800 a year in gross sales!

Perhaps your business does not rely on walk-in customers and therefore are not parking in your customers' space. So why do you maintain your office in the downtown area? It may be because you like the central location, being part of the downtown office network and close to your favorite lunch spot.

The ideal downtown business mix includes a variety of retail, restaurant, office, entertainment and residential uses. If we are unable to maintain the restaurant and retail trade, the professional office and service sectors will suffer as well. That can only lead to an overall decline in reinvestment. We are asking that all of you who work in downtown be aware and care about your downtown business community—your neighbors and friends.

If you or your employees are parking near your door, you are literally taking money out of someone's pocket. During the winter months no one wants to walk a block to their store or office and neither do your customers. Especially during the reconstruction, take a moment before you pull into that "convenient" parking spot and think about its real value. Then show you care about the downtown business community by parking in a little less convenient space.

The walk will do everyone a world of good!

PLEASE DO NOT PARK IN A CUSTOMER PARKING SPACE!

Please understand that the economic future of downtown Nacogdoches depends on the strength of its retailers and other businesses. And that translates into customers! No parking spots translates into no $$$$$

If you are in business you know that.

It has been determined by shopping mall developers that EACH customer parking space represents $30- $50 an hour to a retailer. If you park in front of your store all day, you could be costing yourself $400.

You are hurting your business, and all the other business and employees on the block.

There are many off-street parking lots close to all downtown businesses, and many of your stores have parking in the rear!!

Please park at one of them when you are at work. This way, when you come downtown to shop, there will be a parking space for you.

[date]

Parking in the Downtown

The City of Taylor Parking Restriping Project is now complete. We definitely want our locals and visitors to be able to get to the stores and restaurants they are coming to spend money in, so we all need to do our part in making parking available for them.

How much is a parking space worth?

A Taylor Main Street study found that if a downtown customer parked for 30 minutes and spent only $5, each parking space could generate $20,800 a year in gross sales! *Between on-street parking and the City Hall public parking lot, there are 771 public parking spaces in downtown Taylor.* ***That gives us the potential to generate $16,036,800 in sales each year!***

The ideal downtown business mix includes a variety of retail, restaurant, office, entertainment, and residential uses. Downtown Taylor is fortunate to have many unique shops, wonderful restaurants, and fabulous antique and craft stores to complement the office and professional businesses. If we are unable to maintain the restaurant and retail trade, the professional office and service sectors will suffer as well, leading to an overall decline in reinvestment.

We are asking all of you who work in downtown to be aware of and care about your downtown business community—your neighbors and friends. If you or your employees are parking near your door, or that of another business, you are literally taking money out of your and your neighbor's pockets.

Studies indicate that we have ample parking downtown. The key lies in how we perceive and utilize our parking spaces. Attached is a map of the downtown business district showing parking in the downtown district. Please take a moment to look at the map and locate parking spaces that are outside the prime downtown core but are still close to your business. Then ask your employees to choose those spaces instead of the prime spaces in the core. Everyone, especially our customers, will benefit if employers and employees start parking in the public parking areas.

I realize that in bad weather, no one wants to walk a block or two to their store or office, but more importantly, neither do your customers. Take a moment before you pull into that "convenient" parking spot and think about its real value. Then show you care about the downtown business community by parking in a little less convenient space. The walk will do everyone a world of good!

Thank you in advance for helping to make downtown Taylor a prosperous and customer friendly place!

Jan Harris
Taylor Main Street Manager

https://walkyourcity.wordpress.com/templates/

WALK [YOUR CITY]

Walk [Your City]™

Building a movement to get more feet on the street™

- Find out when we launch!
- Vision
- Templates / Guides
- News
- Press
- Walk Raleigh
- Share Your Project
- WYC Project Map

Templates / Guides

Here are some of our help docs and source files for you to download and print or edit. All of our materials are distributed under a Creative Commons license.

Back Pocket Guide

This guide covers the basics and ideas that go into starting a campaign. Use it to help your campaign get going, or to encourage others to start their own.

GET IT

Sign Base

This editable PDF will allow you to make custom Walk [Your City] signs. Fonts and colors are detailed inside the file.

GET IT

IT'S A
__ MINUTE
WALK TO

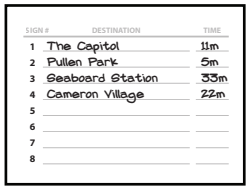
it's not too far.....

walk-yourcity.com

PLACING YOUR SIGNS

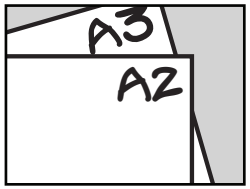
Putting a lot of signs up is more complicated than you'd think. Here's our system to help you get everything in place!

FIRST, write in an intersection's streets. If you have multiple intersections, give each a unique letter.

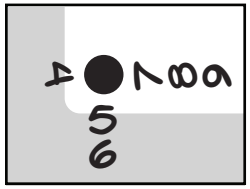


SIGN #	DESTINATION	TIME
1	The Capitol	11m
2	Pullen Park	5m
3	Seaboard Station	33m
4	Cameron Village	22m
5		
6		
7		
8		

NEXT, fill in the destinations and times for each sign in the chart. Their order isn't important.

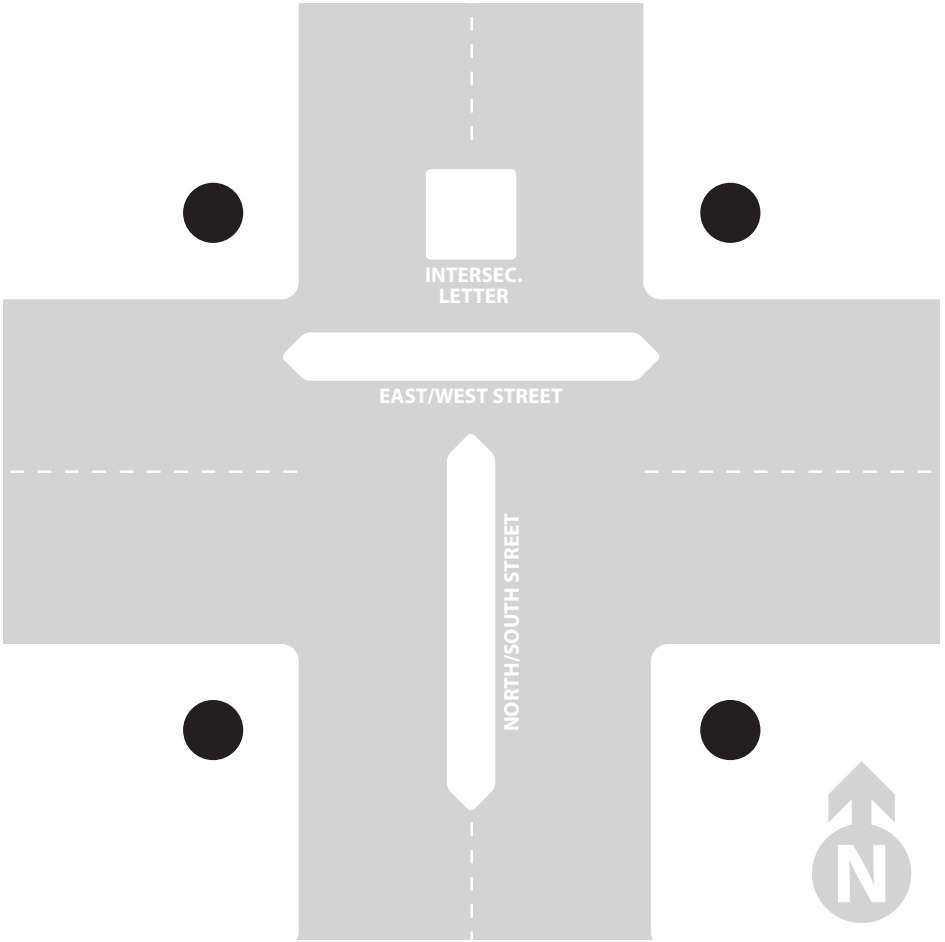


THEN, write the letter/number of each sign on the sign's back.



LAST, see each dot as a pole. Write each sign's number next to the pole marker on the side from which it should be seen.

www.walk-yourcity.com



SIGN #	DESTINATION	TIME
1		
2		
3		
4		
5		
6		
7		
8		

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
New Business

IV - E

Receive information, discuss, and take possible action to determine dates/times for a Special Called Meeting to discuss strategies to increase the number of retail/food service businesses in downtown Taylor with the City Council, Greater Taylor Chamber of Commerce staff, and the Taylor EDC staff.

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
Continuing Business

V - A

Main Street Manager's reports (Jan Harris)

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

Main Street Monthly Report
for January through February 16, 2024

Downtown Property & Business Report:

Property:

- Number of properties listed for sale: 6
- Number of commercial properties listed for lease: *15**Note: some of these are small spaces within larger buildings with other occupied spaces.*
- Number of residential properties listed for lease: 2
- Leased properties during reporting period: 2
- Sold properties during reporting period: 0 – 1 under contract

Businesses:

- New businesses in development: 0
  - Square footage:
  - Property uses –
- New businesses opened during reporting period: 1 (The Spot – 119-B E 3rd St)
  - Square footage: 700
  - Property uses: food/beverage
- Businesses Relocating: 1 (Curio Mrvosa from 302 N Main St to 114 N Main St)
  - Property uses: retail
- Businesses Closed:
  - Square Footage:
  - Property uses –

Community Outreach / Meetings Attended:

- TIF #1 meeting – 1/17
- Main Street Advisory Board meeting – 1/17
- Public Arts Advisory Board meeting – 1/24
- Taylor Area Businesswomen – 1/23
- TAB Officers Meeting – 1/3; 1/30
- Heritage Farmers Market Meeting – no meeting
- Breakfast Bites – 1/10; 2/14
- Imagine the Possibilities Tour Network Call – 1/17
- Farmers Market RFQ Meeting – 2/6

Local Business / Owner Visits:

• Light House Boutique	• Karch Music
• Tierra Grande	• Brookshire Insurance
• The Nail Shack	• 74 Man Store
• Friends of the Bride	• Greg Ginn
• Hayley's Grains	• Hola Aloha
• Mixtape	• Good Strangers
• Vintage Affaire	• Drip n Rip Vapes
• Curio Mrvosa	• 2nd Street Station Kitchen & Bar
• Western Darlin	• Red Cap Cigar Lounge
• Alchemy	• Taylor Sporting Goods

• Neighborhood Bottle Shoppe • Kincl House of Antiques • The Rhinestone Cowgirl • Mezoozah	• Taylor Soap Bar • The Spot Taylor • Sweet & Southern Finds • The Hawt Spot • Netta's Nook

Pre-Application Meeting:

- 200 N Main Street - Taylor Bank Building – 1/10

Building Project/Renovation Meeting:

- Richter Furniture Building (Tx Main Street Design Team participating) 1/10; 1/11
- Taylor Bank Building (Tx Main Street Design Lead and Tax Credit Lead participating) – 2/2

Event Planning:

- Skate Park Palooza Planning: 1/10, 02/05
- Second Saturday Committee Meeting: 1/11, 1/24
- Martin Luther King Jr. Day March and Celebration: 1/10, 1/12
- Blackland Prairie Day Committee Meeting: 1/18, 02/12
- Main Street Car Show Committee Meeting: 1/30
- Mamma Jamma Meeting: 02/09

Special Events:

- Every Saturday – Heritage Square Farmers Market 9 am until 1 pm
- 2nd Saturday Shop & Stroll – 10 am – 4 pm – 1/13; 2/10
- Martin Luther King Jr. Observance (only march cancelled due to weather) – 1/15

Special Event Permits Issued or Pending:

- MLK March/Observance
- Run for the Roses

Film Friendly Taylor –Film Events in Taylor:

- Go Daddy Commercial – 1/8-1/11

Professional Development:

- Submitted Main Street Program Activity Report and Reinvestment Statistics for Quarter 4 to State Main Street Office – 1/10

Other Duties:

- Development Team Meetings – Every Monday at 9am
- 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

FEBRUARY 2024

PROPERTY FOR SALE:	ADDRESS:	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	STATUS
Threadgill Building	401 N Main St	Rick Northcutt	512-914-7727	7,926 SF	$2,250,000.00 / $283.88 SF	
Nelson-Davis & Son Wholesale Grocer	110 W 1st St	Charles Dailey / Erica Urbanovsky - Remax & Associates	512.365.8563	4825 SF	$189,000	built in 1900
Eanes/Prewett Building	119-121 E 3rd St	Richard Torres / Bracket McLain Commercial - Jonathan Diamond	214-707-8009	9916 SF	Auction on March 4-6 with a starting bid of $300,000.00	
Restaurant building	405 S Main St	Johan Borge	johanborge@gmail.com	1800 SF	$875,000 (reduced $25,000)	zoned P4 - mixed
single story house	407 S Main St	Johan Borge	johanborge@gmail.com	1450 SF	$750,000	zoned P4 - mixed
2 story house	409 S Main St	Johan Borge	johanborge@gmail.com	2000 SF	$850,000	zoned P4 - Mixed
PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
2nd & Main Lofts	102 E 2nd St; Loft 203	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1100 SF	$1,661	
2nd & Main Lofts	102 E 2nd St; Loft 205	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	960 SF	$1,680	
Fmr Edward Jones location	107 W 4th Street	Gary & Sharla Gola / Cornerstone Realty	512.365.9548	900		

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

FEBRUARY 2024

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 services.com	875SF	$1,750.00	
Richter Furniture Building	111 W 3rd St	Ryder Jeanes - CLD Realty	rjeanes@cldrealth.com 512.441.8888	4 spaces: Ste 100 - 2848 SF Ste 200 - 1829 SF Ste 300 - 1829 SF Ste 500 - 1245 SF	undisclosed rate	
Luhn-Johns Building	117-119 N Main St Ste 217 (1st Floor)	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealty services.com	2 spaces for rent: Ste 221 - 2364 SF and Back Bar - 1800 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	$2.73SF/mo. $1106/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	
Young's Store	315 N Main St	Young Chong Kin & Howard Martin / Se Kyu Kim - Austin Grace Realty	512.947.5599	3158 SF	$3,663.00	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

FEBRUARY 2024

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
Restaurant building	405 S Main St	Johan Borge	713-464-7656	1800 SF	$3,500/SF/MO	
Large Office Building	700 N Main St	TC Building One LLC / Dan Reuter	512-991-2849	2000-7202 SF	$1.40/SF/MO	was $3.49/SF
SOLD PROPERTIES	ADDRESS	PURCHASER	CONTACT INFO	PROPOSED USE	SALES PRICE	
Taylor Feed Company	113-115 E 3rd St	Amanda Feely		Taylor Feed & Seed to remain in south end of the building and furniture & mattresses will be in the north end of the building.	not disclosed	UNDER CONTRACT
SOLD PROPERTIES	ADDRESS	PURCHASER	CONTACT INFO	PROPOSED USE	SALES PRICE	
Howard Theater	306 N Main St	Clint Morgan & Shannon Kingery Boles	channing@thehowardtheater.com	movie theater		

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
FEBRUARY 2024

LEASED PROPERTIES	ADDRESS	TENANT	CONTACT INFO	PROPOSED USE	LEASE $	
2nd & Main Lofts	114 N Main St	Curio Mrvosa	curiomrvosa@gmail.com	bookstore		
Luhn-Johns Building	117-119 N Main St Ste 217 (1st Floor)	Shana Smith	404-734-9923	church		
PROPOSED NEW CONSTRUCTION/MAJOR RENOVATION	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
lot to the west of Art Office Signs on W 1st	W 1st Street	Jay McNabb	jan.mcnabb@outlook.com	Office space for contractors, etc.		One building with 4 subdivisions (offices and storage behind)
lot corner of N main & E 1	104 N Main St	Public Sketch	(512) 365-8563	offices, bars, restaurants		will build 2-800-SF buildings to suit
Taylor National Bank Bldg.	200 N Main St	Cissy Pierce (Chism Pierce is the main contact)	chism@getchismed.com	boutique hotel and restaurant		pre-app held 1/10; mtg w/ THC staff (MS Design & Tax Credit) 1/11 Tax Credit Project

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
FEBRUARY 2024

NEW CONSTRUCTION/MAJOR RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Heidenheimer Co Wholesale Grocery Warehouses	209 E 1st St	Jeff Snyder	512.365.5346	storage associated with Jeff's Resurrections		Tax Credit Project
Richter Fureniture Building	115 W 3rd St	Ryder Jeanes	rjeanes@cldrealth.com 512.441.8888	retail / office spaces		Tax Credit Project
Historic Presbyterian Church building	114 W 6th St	Talbot Commons LLC	(512) 365-8563	restaurant/event center		Tax Credit Project
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	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
FEBRUARY 2024

	302 N Main St	Steven & Jennifer Piper	jen@pipermotion.com	retail	TBD	
NEW BUSINESSES OPEN	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
BUSINESS CLOSING	ADDRESS	OWNER	CONTACT INFO	FORMER USE	# EMPLOYEES LOST	YEARS IN BUSINESS
Friends of the Bride	407 N Main St	Alice Kasper	512-352-9188	retail store	2	6
Trouvaille Antiques	401 N Main St	Ben Morgan	(512) 309-4386	retail store	1	7
BUSINESS RELOCATING	NEW ADDRESS	OWNER	CONTACT INFO	OLD ADDRESS	# EMPLOYEES GAINED OR LOST	

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

FEBRUARY 2024

Curio Mrvosa	114 N Main St	Alyse Mervosh and Alex Sergeant	curiomrvosa@gmail.com	302 N Main St	0	2+
BUSINESS BEING SOLD	ADDRESS	NEW OWNER	CONTACT INFO	OLD OWNER	# EMPLOYEES GAINED OR LOST	
NONE						

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
Continuing Business

V - B

Special Events Coordinator's report

Main Street Special Events Coordinator Monthly Report
January 10th, 2024 – February 16th, 2024

Event Planning:

- Skate Park Palooza Planning: 1/10, 02/05
- Second Saturday Committee Meeting: 1/11, 1/24
- Martin Luther King Jr. Day March and Celebration: 1/10, 1/12
- Blackland Prairie Day Committee Meeting: 1/18, 02/12
- Main Street Car Show Committee Meeting: 1/30
- Mamma Jamma Meeting: 02/09

Special Events:

- Second Saturday – Duck Hunt – January 13th
- Martin Luther King Jr Day March and Celebration – January 15th

Special Events Permits Issued or Pending:

- Marting Luther King Jr. Day March and Celebration – issued
- Taylor Garden Club Run for the Roses 5k and 10k – issued

Other Meetings Attended:

- Development Services Staff Meeting: 1/15, 1/22. 1/29, 02/05, 02/12
- Moody Museum Advisory Board Meeting: 1/23
- Moody Museum Docent Committee Meeting, 02/06, 02/15
- PAAB Chairman: 02/12

Professional Development:

- LEAD Taylor – 1/18, 2/15

Business Visits:

- Taylor Bike Company
- Hayley's Grains
- MIXTAPE
- Vintage Affaire Taylor
- Curio Mrvosa Books & Vintage
- Western Darlin
- ALCHEMY
- Neighborhood Bottle Shoppe
- KINCLS House of Antiques
- Red Cap Cigar Lounge
- Taylor Sporting Goods
- Taylor Soap Bar
- The Spot Taylor
- The Light House Boutique
- Sweet & Southern Finds
- Trouvaille Antiques
- The Rhinestone Cowgirl
- Mezoozah Boutique & Corner Sweets

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
Continuing Business

V - C

Receive information, discuss, and take possible action regarding the RFQ for the operation of the Heritage Square Farmers Market

MAIN STREET ADVISORY BOARD MEETING
February 21, 2024

Agenda Item #: IV - C

Agenda Item Title: Receive information, discuss, and take possible action regarding the RFQ (Request for Quote) for the operation of the Heritage Square Farmers Market

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for staff to inform the Main Street Advisory Board of progress made in the search for a new management team for the Heritage Square Farmers Market.

2. DESCRIPTION/ JUSTIFICATION

Background

The City of Taylor is seeking a qualified individual or management team to provide comprehensive management services for a non-profit farmers and artisans market in downtown Taylor. The goal is to develop, coordinate, and manage a farmers market featuring locally and regionally grown and produced food and food products, flowers, and artisan goods.

Issues and Analysis

The RFQ is still being vetted by City upper management and the City attorney. The RFQ is a formal document requiring that respondents submit 1 original and 5 bound copies of the response and also a PDF saved on an external storage device by the stated deadline of April 8th (these dates may change).

The scope of work for the successful respondent is to curate, produce, and manage a non-profit farmers market that provides locally and regionally grown and produced food and food products, and artist/artisan goods in accordance with all State, County and City of Taylor requirements and regulations.

The Farmers Market Project will remain under the Main Street Program so that the market can continue to operate under the Farmers Pavilion at no cost. There will be no co-mingling of funds between the market and the City. The market will be expected to collect fees adequate to ensure it's ability to provide all insurance required by the City (with the CoT named as additionally insured), and to successfully operate as a free-standing non-profit farmers market.

Currently, the timeline for the RFQ is as follows:

Monday, February 26, 2024	Release of Request for Qualifications
Friday, March 22, 2024	Deadline for Questions Submitted
Friday, March 29, 2024	Questions Answered
Monday, April 8, 2024 @ 3:00 PM	Deadline for Submission of Qualifications
May 6-10, 2024	Interviews (tentative)
Thursday, May 16, 2024	Award of Contract
July 6, 2024	Heritage Square Farmers Market re-opens

3. RECOMMENDATION

That the Main Street Advisory Board receive this report as information. Staff will continue to keep the board apprised of progress with this project.

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

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. Festival Committee (Ruby Fisher/Jenn Lopez)

TAYLOR MAIN STREET ADVISORY BOARD
AGENDA ITEM COVER SHEET

FEBRUARY 21, 2024

REGULAR AGENDA
Continuing Business

V - E

Discuss items for upcoming agendas