

AGENDA

CITY OF TAYLOR, TEXAS MAIN STREET ADVISORY BOARD February 17, 2021

To assist in maintaining the health of Main Street Advisory Board Members, staff and the public, this meeting will be conducted via *Zoom*.

Time: Dec 16, 2020 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93635684575>

Meeting ID: 936 3568 4575

One tap mobile:+13462487799,,93635684575# US (Houston)

I. ALL TO ORDER AND DECLARE A QUORUM

II. CITIZENS COMMUNICATION

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one 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.)

1. Review and approve minutes from the meeting on January 21, 2021.
2. Receive the financial reports from January 2021

IV. REGULAR AGENDA: Review, Discuss and Consider Action:

3. Main Street Manager's reports:
 - a. Manager's Activity Report
 - b. Downtown Property Report
 - c. Downtown Business Report
 - d. Board Member Attendance Report
4. Consideration of a Rental Assistance Grant request from Allison Holder, Owner of Cherry Tree Home and Gift, 104 E 2nd St. – No further information from Ms. Holder
5. Report on Lighted Signage – recommendations for the current sign ordinance
6. Report on the types of grants offered by Texas Main Street Cities
7. Report on the history of the Rental Assistance Program in Taylor
8. Discuss items for upcoming agendas

V. ADJOURN

Next Meeting Date: March 17, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **February 17, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____ Date: _____
Jan Harris, Main Street Manager

Main Street Advisory Board
February 17, 2021

Agenda Item Cover Sheet 1

Consent Agenda Items:

December 16, 2020 Minutes

January Financial Reports

MAIN STREET ADVISORY BOARD MEETING MINUTES

CITY OF TAYLOR, TEXAS MAIN STREET ADVISORY BOARD

January 21, 2021

MEMBERS PRESENT: Sharla Gola, Shannon Grace, John McRae, and Erwin Stauffer

MEMBERS ABSENT: Scott Dean and Steve Truex

STAFF PRESENT: Tom Yantis, Assistant City Manager and Jan Harris, Main Street Manager

OTHERS PRESENT: Tia Rae Stone, Chamber of Commerce President

- I. **CALL TO ORDER AND DECLARE A QUORUM:** It was agreed in Chairman Dean's absence, that John McRae would preside as Chairperson. He called the meeting to order at 5:42 pm with a quorum present.
- II. **CITIZENS COMMUNICATION:** No communication from the citizenry.
- III. **CONSENT AGENDA**
 1. **MOTION:** To approve the December 16, 2020 Meeting Minutes as presented and to receive the December Financial Reports as presented by staff. **E. STAUFFER/J.MCRAE/APPROVED (S.GOLA Abstained)**
- IV. **REGULAR AGENDA: Review, Discuss and Consider Action:**
 1. **Main Street Manager's reports** - Jan presented the following reports to the board:
 - a. **Manager's Activity Report:** Jan reviewed the various meetings she attended in the course of her duties including TDA and Main Street meetings; meetings with the Chamber of Commerce and Public Arts Advisory Board; meetings with downtown stakeholders and departmental meetings.
 - b. **Downtown Property Report:** Jan reviewed the two reports indicating properties for sale and those for lease in the downtown district. She reported that there are 7 properties for sale at this time comprising almost 52,000 SF of space. There are 13 properties being marketed for lease ranging from a small personal office space to a 16,000 SF building and two loft apartments. The total estimated square footage currently offered for lease in the downtown equals just short of 49,000 SF.
 - c. **Downtown Business Report:** Jan reported that the House of Vintique was hoping to open in late January having received its CO. She also reported that Texas Dirt Road Home (310-A N. Main Street) was consolidating into KINCL Antique Emporium (200 W. 2nd St.).
 - d. **Board Member Attendance Report:** The attendance report was reviewed with the board and attendance was strongly encouraged at all meetings.
 2. **Consideration of a Rental Assistance Grant request from Allison Holder, owner of Cherry Tree Home and Gift, 104 E. 2nd Street:** Jan reported that as of this meeting, she had not received the requested financial documents from Ms. Holder. The item would remain tabled until the February meeting.
 3. **Report on the City's Sign Ordinance:** Tom reported that the Council had approved the changes, updates, and additions recommended by the Main Street Advisory Board at the December 14, 2020 meeting. The issue of lighted signage remains to be discussed by the Board. **ACTION ITEM:** Staff will gather illustrations of different types of lighted signage for the Board to consider making recommended changes, additions, and updates to the existing sign ordinance.

4. **Report on progress made by the sub-committee to develop Signage Design Guidelines:** Jan reported that the sub-committee met on December 8th and determined that the framework we would use for the guidelines would be based on those from Calhoun, Georgia. The sub-committee also determined that the guidelines would also include information on the steps required to obtain a sign permit, a guide for navigating the permitting process using My Permit Now, and information on the various grants offered by the Main Street Office.

5. **Discuss items for upcoming agendas**

- Rental Assistance Grant for Allison Holder; Cherry Tree Home & Gift
- Results of staff's efforts to research the various grants available to downtowns through Texas Main Street Cities
- Report on the Rental Assistance Program - # of grants issued, # of businesses retained after grants ended, etc.

V. **ADJOURN: MOTION:** A motion to adjourn was made by E. STAUFFER / S. GOLA/ UNANIMOUS. Meeting adjourned at 6.30 pm.

Respectfully submitted:

Jan Harris, CMSM, MHP
Main Street Manager

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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	112,655.00	5,962.45	26,187.72	23.25	0.00	86,467.28
***	TOTAL EXPENDITURES ***	112,655.00	5,962.45	26,187.72	23.25	0.00	86,467.28
***	TOTAL PROFIT / (LOSS) ***	(112,655.00)	(5,962.45)	(26,187.72)	23.25	0.00	(86,467.28)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021100-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: JANUARY 31ST, 2021

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & SALARIES</u>							
524-111	REGULAR FULL TIME	62,000.00	4,769.24	18,576.19	29.96	0.00	43,423.81
524-114	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
524-115	LONGEVITY PAY	48.00	0.00	48.00	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 *	62,048.00	4,769.24	18,624.19	30.02	0.00	43,423.81
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	143.00	0.00	42.21	29.52	0.00	100.79
524-121	FICA SOCIAL SECURITY	4,761.00	366.04	1,655.05	34.76	0.00	3,105.95
524-122	WORKERS COMPENSATION	131.00	34.18	68.36	52.18	0.00	62.64
524-123	STATE UNEMPLOYMENT TAXES	162.00	0.00	0.00	0.00	0.00	162.00
524-124	RETIREMENT- TMRS	8,268.00	644.02	2,446.93	29.60	0.00	5,821.07
524-126	HEALTH INSURANCE	6,767.00	0.00	1,845.33	27.27	0.00	4,921.67
524-127	DENTAL INSURANCE	311.00	0.00	74.46	23.94	0.00	236.54
524-128	LONG TERM DISABILITY	186.00	0.00	46.50	25.00	0.00	139.50
524-129	VISION INSURANCE	48.00	0.00	11.88	24.75	0.00	36.12
	* SUB-CATEGORY TOTAL *	20,777.00	1,044.24	6,190.72	29.80	0.00	14,586.28
<u>ALLOWANCES/REIMBURSEMENTS</u>							
524-133	BUSINESS- TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00
524-135	BUSINESS MEALS	550.00	0.00	0.00	0.00	0.00	550.00
	* SUB-CATEGORY TOTAL *	550.00	0.00	0.00	0.00	0.00	550.00
<u>TRAINING/PROFESSIONAL DEVELOPM</u>							
524-141	WORKSHOP TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
524-142	PROFESSIONAL CONFERENCES	1,300.00	0.00	0.00	0.00	0.00	1,300.00
524-143	MEMBERSHIPS AND DUES	1,550.00	0.00	300.00	19.35	0.00	1,250.00
524-144	SUBSCRIPTIONS AND BOOKS	1,400.00	0.00	0.00	0.00	0.00	1,400.00
524-146	TRAINING- TRANSPORTATION	500.00	0.00	0.00	0.00	0.00	500.00
524-147	TRAINING- LODGING	1,400.00	0.00	0.00	0.00	0.00	1,400.00
524-148	TRAINING- MEALS	650.00	0.00	0.00	0.00	0.00	650.00
	* SUB-CATEGORY TOTAL *	6,800.00	0.00	300.00	4.41	0.00	6,500.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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 **		90,175.00	5,813.48	25,114.91	27.85	0.00	65,060.09
 <u>200-OPERATIONAL SUPPLIES</u>							
<u>OFFICE SUPPLIES</u>							
524-211	GENERAL OFFICE SUPPLIES	1,000.00	48.69	337.87	33.79	0.00	662.13
524-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
524-214	COMPUTER SUPPLIES	450.00	0.00	138.93	30.87	0.00	311.07
524-215	POSTAGE	100.00	0.00	0.00	0.00	0.00	100.00
* SUB-CATEGORY TOTAL *		1,550.00	48.69	476.80	30.76	0.00	1,073.20
 <u>PROGRAM/SPECIAL EVENTS</u>							
524-232	FOOD/MEALS	0.00	0.00	0.00	0.00	0.00	0.00
524-233	CITY SPONSORED EVENTS	17,000.00	0.00	0.00	0.00	0.00	17,000.00
524-234	FUND RAISING GOODS	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 *		19,100.00	0.00	0.00	0.00	0.00	19,100.00
 <u>OPERATIONAL EQUIPMENT (ADMIN)</u>							
524-261	OFFICE FURNITURE	0.00	0.00	0.00	0.00	0.00	0.00
524-267	COMPUTERS	0.00	0.00	0.00	0.00	0.00	0.00
524-269	OTHER OFFICE 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 **		20,650.00	48.69	476.80	2.31	0.00	20,173.20

300-FACILITIES OPERATIONS/MAIN

UTILITIES

524-323	TRUNK TELEPHONE SYSTEM	30.00	0.00	0.00	0.00	0.00	30.00
524-324	CELL PHONES	600.00	45.00	145.00	24.17	0.00	455.00
* SUB-CATEGORY TOTAL *		630.00	45.00	145.00	23.02	0.00	485.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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 **		630.00	45.00	145.00	23.02	0.00	485.00

400-EQUIPMENT OPERATIONS/MAINTOFFICE EQUIPMENT

524-461	OFFICE EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
524-462	OFFICE EQUIPMENT MAINT/REPAIR	1,000.00	55.28	451.01	45.10	0.00	548.99
* SUB-CATEGORY TOTAL *		1,000.00	55.28	451.01	45.10	0.00	548.99
** CATEGORY TOTAL **		1,000.00	55.28	451.01	45.10	0.00	548.99

500-CONTRACT SERVICES AND FEESPROFESSIONAL SERVICES

524-512	ENGINEERING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
524-519	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

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	200.00	0.00	0.00	0.00	0.00	200.00
524-539	OTHER CONTRACT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
* SUB-CATEGORY TOTAL *		200.00	0.00	0.00	0.00	0.00	200.00

** CATEGORY TOTAL **		200.00	0.00	0.00	0.00	0.00	200.00
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C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
524-714	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
524-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
***	DEPARTMENT TOTAL ***	112,655.00	5,962.45	26,187.72	23.25	0.00	86,467.28
*** TOTAL EXPENSES ***		112,655.00	5,962.45	26,187.72	23.25	0.00	86,467.28
***	TOTAL PROFIT / (LOSS) ***	(112,655.00)	(5,962.45)	(26,187.72)	23.25	0.00	(86,467.28)

*** END OF REPORT ***

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: JANUARY 31ST, 2021

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	17,000.00	0.00	0.00	0.00	0.00	17,000.00
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-	DONATIONS FROM PRIVAT	50,500.00	1,620.00	1,690.00	3.35	0.00	48,810.00
450-	INTERFUND OPERATING T	39,600.00	0.00	9,900.00	25.00	0.00	29,700.00
***	TOTAL REVENUES ***	107,100.00	1,620.00	11,590.00	10.82	0.00	95,510.00
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	97,650.00	0.00	10,652.45	10.91	0.00	86,997.55
***	TOTAL EXPENDITURES ***	97,650.00	0.00	10,652.45	10.91	0.00	86,997.55
***	TOTAL PROFIT / (LOSS) ***	9,450.00	1,620.00	937.55	9.92	0.00	8,512.45

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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	17,000.00	0.00	0.00	0.00	0.00	17,000.00
330-236	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		17,000.00	0.00	0.00	0.00	0.00	17,000.00
<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>							
440-352	FARMERS' MARKET RENTAL FEES	2,000.00	1,620.00	1,690.00	84.50	0.00	310.00
440-353	MAIN STREET CAR SHOW	28,000.00	0.00	0.00	0.00	0.00	28,000.00
440-354	WINE SWIRL	4,500.00	0.00	0.00	0.00	0.00	4,500.00
440-355	HERITAGE SQ CHRISTMAS LIGHTS	0.00	0.00	0.00	0.00	0.00	0.00
440-356	CHRISTMAS BAZAAR	2,000.00	0.00	0.00	0.00	0.00	2,000.00
440-357	SALES AND OTHER FUNDRAISINGS	0.00	0.00	0.00	0.00	0.00	0.00
440-358	TAYLOR BLACKLAND PRAIRIE DAYS	14,000.00	0.00	0.00	0.00	0.00	14,000.00
440-359	SPOOKTACULAR	0.00	0.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		50,500.00	1,620.00	1,690.00	3.35	0.00	48,810.00
<u>450-INTERFUND OPERATING TRANSF</u>							
450-361	TRANSFER FROM TIF	20,000.00	0.00	5,000.00	25.00	0.00	15,000.00
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	1,250.00	25.00	0.00	3,750.00
450-365	TRANSFER FROM GENERAL FUND	14,600.00	0.00	3,650.00	25.00	0.00	10,950.00
** REVENUE CATEGORY TOTAL **		39,600.00	0.00	9,900.00	25.00	0.00	29,700.00
*** TOTAL REVENUES ***		107,100.00	1,620.00	11,590.00	10.82	0.00	95,510.00

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
WAGES & SALARIES							
615-111	REGULAR FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>200-OPERATIONAL SUPPLIES</u>							
PROGRAM/SPECIAL EVENTS							
615-232	FARMERS' MARKET	0.00	0.00	1,382.45	0.00	0.00	(1,382.45)
615-233	CITY SPONSORED EVENTS	7,000.00	0.00	0.00	0.00	0.00	7,000.00
615-234	FUND RAISING GOODS	0.00	0.00	0.00	0.00	0.00	0.00
615-235	MAIN ST CAR SHOW	23,000.00	0.00	0.00	0.00	0.00	23,000.00
615-236	TAYLOR BLACKLAND PRAIRIE DAYS	22,900.00	0.00	0.00	0.00	0.00	22,900.00
615-237	WINE SWIRL	3,700.00	0.00	0.00	0.00	0.00	3,700.00
615-238	CHRISTMAS BAZAAR	0.00	0.00	0.00	0.00	0.00	0.00
615-239	SPOOKTACULAR	1,450.00	0.00	0.00	0.00	0.00	1,450.00
	* SUB-CATEGORY TOTAL *	58,050.00	0.00	1,382.45	2.38	0.00	56,667.55
SPECIALTY SUPPLIES							
615-259	MISC. SUPPLIES	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 **		58,050.00	0.00	1,382.45	2.38	0.00	56,667.55
<u>500-CONTRACT SERVICES AND FEES</u>							

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021

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>PROFESSIONAL SERVICES</u>							
615-519	OTHER PROFESSIONAL SERVICES	0.00	0.00	4,270.00	0.00	0.00	(4,270.00)
	* SUB-CATEGORY TOTAL *	0.00	0.00	4,270.00	0.00	0.00	(4,270.00)
<u>FEEES FOR SERVICES</u>							
615-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
615-528	ADVERTISING	5,000.00	0.00	0.00	0.00	0.00	5,000.00
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	0.00	0.00	0.00	5,000.00
** CATEGORY TOTAL **		5,000.00	0.00	4,270.00	85.40	0.00	730.00
 <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	14,600.00	0.00	0.00	0.00	0.00	14,600.00
615-813	FACADE GRANT	20,000.00	0.00	5,000.00	25.00	0.00	15,000.00
615-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	34,600.00	0.00	5,000.00	14.45	0.00	29,600.00
** CATEGORY TOTAL **		34,600.00	0.00	5,000.00	14.45	0.00	29,600.00
*** DEPARTMENT TOTAL ***		97,650.00	0.00	10,652.45	10.91	0.00	86,997.55
*** TOTAL EXPENSES ***		97,650.00	0.00	10,652.45	10.91	0.00	86,997.55

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2021123-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
***	TOTAL PROFIT / (LOSS) ***	9,450.00	1,620.00	937.55	9.92	0.00	8,512.45

*** END OF REPORT ***

Main Street Advisory Board

February 17, 2021

Agenda Item Cover Sheet 2

Regular Agenda Items:

Main Street Manager's Reports

1. Manager's Activity Report for January
2. Downtown Property Report – properties for lease and for sale
3. Downtown Business Report – losses and gains
4. 2021 Board Member Attendance Report

Main Street Monthly Report – February 2021

Community Outreach:

- Main Street Advisory Board Meeting – 1/21
- Signage Design Guidelines Committee Mtg – 1/8
- TDA Regional Partners Meeting – 1/12; 1/28
- Chamber Tourism Committee Meetings (as Chairperson) – 1/12
- Greater Taylor MLK Committee Meeting – 1/12
- Farmers' Market Promotions Meeting – 1/19
- PAAB Agenda Meeting – 1/22
- Public Arts Advisory Board Meeting – 1/27
- Presented Main Street Program Update to Mayor & Council – 1/28
- MS Car Show Meeting – 1/25

Local Business / Owner Visits:

- Fielded 3 separate enquiries about 112 W 4th (Greg Ginn's property)
- Fielded calls re: Farmers Market Vendors
- Worked with fellow development services team members regarding signage in DT
- Working with downtown merchants regarding signage as needed

Event Planning:

- Began to field calls regarding future special events in Taylor
- Events hoping to come here when COVID is under control:
 - Mamma Jamma Bike Ride – benefit breast cancer research – 400 riders in 3 separate routes; downtown start/finish with vendors
 - Sisters on the Fly weekend visit to Taylor (with camper tours) in conjunction with Chamber Tourism Committee
- At this time, Blackland Prairie Days is cancelled
- Main Street Car Show will decide in May whether or not to proceed

Film Friendly Taylor:

- "Marisol" Indie Feature Film – Monday Feb 8-Friday March 5
- "Walker, Texas Ranger" CBS TV Show –Feb 8- February 10
- Commercial – Wal Mart – 2/10-2/12 – Cancelled 2/10/2021
- "Walker, Texas Ranger" Episode 108 – Feb 11-Feb 22
- Commercial – Hero Loan – 2/13

Other Duties:

- Development Team Meetings – Every Monday at 9am
- Development Team Check-In Meetings – Daily at 4 pm
- TX MS Mgrs Mtg – Storefront Design as Economic Asset – 2 /6

- 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:

- Develop signage design guidelines
- Set up a virtual Breakfast Bites re: signage

DOWNTOWN PROPERTY REPORT
February 2021 Properties for Sale

	A	B	C	D	E	F	G	H
1	PROPERTY ADDRESS	PROPERTY NAME	# SF	PRICE/SF	PRICE	CONTACT NAME	CONTACT NUMBER	CONTRACT PENDING
2								
3	201 W 4th Street	H. Hays Property	4420/SF	\$109.73/SF	\$485,000.00	Kelly Loessin	830-542-9353	
4	700 N Main Street	Office Building			\$828,500.00	Julie Downs	512-365-8563	
5	114 W. 6th St	fmr FPC	11,277/SF	TBD	TBD	Lance Morris	512-485-0789	
6	119-121 E 3rd Street	Ricocco's	9916/SF	\$87.23/SF	\$865,000	Kelly Loessin	830-542-9353	
7	219-221 N Main St	Texas Historic Café Bldg	16,138/SF	\$182.80/SF	\$2,950,000	Phillip Way	512-537-7110	
8	108-116 E 2nd St	Taylor Sta., Turning Heads Salon, & 3 lots	4310/SF		\$850,000.00	Bo Brasfield	512-365-6500	
9	321-323 N Main St	Presler-Hewitt Building	5868/SF		\$863,000.00	Monica Luxon, Luxon Realty Services	512-203-7663	
10	119 W 2nd St; Ste E	Peterson Building	6060/SF	\$101.28/SF	\$750,000.00	Brasfield Realty	512-365-6500	
11	103 W 5th	old State Farm Ins Bldg	1620/SF	\$174.03/SF	\$235,000	Turner Commercial Properties	512-930-2800	

DOWNTOWN PROPERTY LISTING
February 2021 Properties for Lease

PROPERTY ADDRESS	PROPERTY NAME	# SF	PRICE/SF	PRICE	CONTACT NAME	CONTACT NUMBER
120 W 2nd; 2nd fl; Premium Suite	McCrory Timmerman Bldg	6700/SF	\$14.40/SF	\$8040/mo	Julie Downs	512-365-8563
		400-	\$14.40- \$18.00/SF			
120 W 2nd St; 1st fl	Titworth Building	6290/SF	/YR	TBD	Julie Downs	512-365-8563
211 N Main St	Hawt Spot	1,500/SF	TBD	TBD	Julie Downs	512-365-8563
	Richter Furniture	16,000/S				
111 W 3rd St	Bldg	F	TBD	TBD	Ryder Jeanes	512-441-8888
206 N Main Street	fmr World Finance fmr C VanderDys Edward Jones	1750/SF	\$0.74/SF	\$1,300	Patrick Quinn	512-352-6345
109 W 3rd St	office	980/SF	\$1.63/SF	\$1,600	Tony Gomes	512-784-8712
	Texas Hist. Café					
221 N Main St	Restaurant Space	3200/SF	TBD	TBD	Tony Gomes	512-784-8712
323 N Main St	fmr Cherry Tree loft above Cherry	1200/SF	\$1.10/SF	\$1320/MO	Monica Luxon	512-203-7663
103 W. 4th	Tree	2900/SF	\$0.57/SF	\$1650/mo	Monica Luxon	512-203-7663
109 N Main St; 1st floor	Woodsman Inc.	1500/SF	\$1/SF	\$1550/mo	Josh Richards	512-846-2535
111 N Main St	Woodsman Inc.	2000/SF	\$1.18/SF	\$1700/mo	Josh Richards	512-846-2535
421 N Main St	fmr Hawt Spot	1854/SF	\$0.89/SF	\$1650/mo	Any DeNio	512-814-1811
	fmr Tx Dirt Road					
310-A N Main S	Home	3937/SF	\$1.79/SF	\$2200/mo	Josh Richards	512-846-2535

DOWNTOWN BUSINESS REPORT

January 2021

	A	B	C	D	E	F
1	BUSINESS NAME	ADDRESS	OWNER/MANAGER	OUTGOING	INCOMING	TYPE OF BUSINESS
2	House of Vintique	302 N Main St	Luisa Hincapie		X	retail
3	KINC Antique Emporium	200 W 2nd St	Deb Cooper	X		retail
4	KINCL Antiques Co-Op	200 W 2nd St			X	retail

TAYLOR MAIN STREET ADVISORY BOARD															2021				
MEMBER NAME	1/21/2021	2/17/2021	3/17/2021	4/21/2021	5/19/2021	6/16/2021	7/21/2021	8/18/2021	9/15/2021	10/20/2021	11/17/2021	12/15/2021				TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook	
Scott Dean, Chairman	A																		
Stacy Smith	Resigned																		
Sharla Gola	P																		
Shannon Grace	P																		
Steve Truex	EA																		
John McRae	P																		
Erwin Stauffer	P																		
EA = Excused Absence, per Chairman								A = Absent, not excused								P = Present			
Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.																			

Main Street Advisory Board

February 17, 2021

Agenda Item Cover Sheet 3

Regular Agenda Items:

Rental Assistance Grant – Cherry Tree/Alli Holder

Main Street Advisory Board
February 17, 2021

Agenda Item Cover Sheet 4

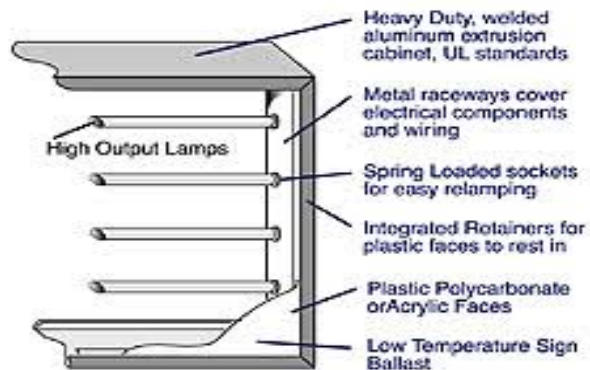
Regular Agenda Items:

Report on Lighted Signage

INTERNALLY ILLUMINATED SIGNS:

The current Sign Ordinance reads:

- *Internally illuminated signs.* Not permitted.



Recommendation:

- Maintain this item. Internally lit signage such as box signs made of metal frames with plastic panels and internal tube lights are inappropriate for the downtown historic district.



RECOMMENDED WAYS TO INCREASE THE VISIBILITY OF SIGNS AT NIGHT:

EXTERNAL LIGHT SOURCES: Lighted Wall Signs



EXTERNAL LIGHT SOURCES: Lighted Projecting Signs



**RECOMMENDED WAYS TO INCREASE THE VISIBILITY OF
SIGNS AT NIGHT:**

Another Option: BACK LIT WALL SIGNAGE



NEON SIGNAGE

The Taylor Zoning Ordinance reads:

- *Neon Signs.* There shall be no neon signs on the exterior of any structures.

NEON SIGNAGE

Recommendation:

- Neon and other tubular illumination may be considered in limited situations. However, use neon in limited amounts so it does not become visually obtrusive.
- The use of neon signs is more appropriate to new construction, non-historic structures, and historic structures built after 1930. These signs should have an historic character.



EXAMPLES OF GOOD NEON SIGNAGE FOR A DOWNTOWN DISTRICT:



NEON OPEN SIGNS:

EXAMPLES OF NEON SIGNAGE INAPPROPRIATE FOR A DOWNTOWN DISTRICT:



NEON OPEN SIGNS:

The current ordinance reads:

- Interior neon signs shall be restricted to “Open” and “Closed,” may not exceed six (6) square feet in size and may not have movement or changing colors.



Recommendation:

- Neon “Open” and “Closed” signs have less historical standing than do traditional neon business signs and are inappropriate for the downtown historic district.

HERE ARE ALTERNATIVE TO NEON OPEN SIGNS:

Simple Hanging Signs:



A-Frame Outdoor Signs:



Main Street Advisory Board

February 17, 2021

Agenda Item Cover Sheet 5

Regular Agenda Items:

Report on types of grants issues by Texas MS Cities

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
1														
2														
3		Hotel Occupancy Tax (HOT)		Improvement grants					Tax Credits	Special Programs & Tools				
4	CITY	Hotel tax (HOT) used for downtown (use a '1' to indicate)	What does HOT fund downtown?	FAÇADES	PAINT	SIGNAGE	Describe other improve - ment grants -- i.e. roofs, interiors, fire suppression etc.	Funding source for grants	Federal and/or state Tax Credit Project(s) have been done in the Main Street district at any time (not just this year)	Property Tax Abatement	Rent assistance	Downtown Tax Increment Reinvest-ment Zone / Tax Increment Financing (Texas Tax Code, Chapter 311)	Fee waivers (i.e. impact, permit)	Chapter 380 agreement funding downtown projects? (Local Gov. Code, Chapter 380)
5	Amarillo	1 stadium, hotel		1	1	1	streetscape	Center City	1			1		1
6	Bastrop	1 Program Funding		1	1	1		EDC	1					1
7	Bay City	1 concert set		1				city/BCCD C						
8	Beaumont								1	1		1	1	
9	Beeville	1 Reimburs es portion of salaries for Director (10%) & Secretary (50%)		1	1	1	Roofs	TIF				1		

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
10	Brenham	1	Promotion of events	1	1	1		Main Street fundraising	1	1				
11	Bridgeport	1	Budget for Main Street Advertising and Façade Grants	1	1	1	Lighting, Opening Transom Windows, Awning Repair, Brick Repointing, Restoring or Replacing Cornices, Replacing Windows	City, Hot Dollars				1		
12	Brownsville			1				Type B EDC		1			1	1

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
13	Buda	co- marketing fund events & programs 50% Main Street Manager 50% MS Operating budget	1	1	1	1	1	1	1	1	1	1	1	1
14	Caldwell			1	1	1	1	1	1	1	1	1	1	1
15	Canton	Concerts for downtow n, sponsorsh ips for events, advertisin g	1	1	1	1	1	1	1	1	1	1	1	1
16	Canyon	1	1											
17	Carthage	Advertisin g/Promoti onal items	1					City of Carthage	1	1				
18	Celina							1				1	1	

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
19	Childress													
20	Clarksville	1	way- finding signage, historical marker in MS District		1			Design Committee funds						
21	Clifton													
22	Corpus Christi				1	1	1	Tenant Finish-Out. Public Improvements/Utilities. Structured Parking & Parking Lot. Environmental Remediation / Code Compliance. Historic Preservation / Rehab. Multi-Family Housing. Preferred Urban Design / Landscaping	TIRZ	1	1		1	

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
23	Corsicana	Main Street/Tourism positions/budgets												
24	Cotulla	1			1	1		HOT City	1	1		1	1	
25	Cuero	Music/Arts 1 Business Retention and Expansion												
26	Decatur	1	Promotions/Marketing budget			1		Fundraising						
27	Del Rio	1 1 1												
28	Denison	1	MS Oper	1	1	1		1				1	1	
29	Denton	1 1 1 1 TIRZ # 1 1 1												
30	Eagle Pass													
31	Elgin	1 office 1 EDC 1												
32	Ennis	1	Event Sponsorship and advertising	1			1 type b	1	1			1		

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
33	Farmersville			1	1	1		4A, 4B				1	1	
34	Georgetown			1		1		FUNDRAISING & GENERAL FUND				1		
35	Gladewater			1	1	1		City and 1 EDC		1			1	1
36	Goliad			1										
37	Gonzales	Promotion		1				Type B Sales Tax						
38	Grand Saline	1 Advertising		1	1	1		EDC						
39	Grapevine	1 MS Prog							1					
40	Greenville	50% of budget						GBOD	1	1	1	1		
41	Harlingen	1 marketing		1	1		security 1 safety fire	assessment	1					
42	Henderson													

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
43	Hillsboro	promotio n outside of Hillsboro to possible overnight 1 visitors 1 1 General Budget 1 1 1												
44	Huntsville	promotio ns for events/to 1 urism 1 General Fund 1 1												
45	Kilgore	1 budget 1 1												
46	Kingsville	façade 1 grant 1 1 major systems HOT tax 1												
47	La Grange													
48	Laredo	1 EVENTS 1 1												
49	Levelland	1 1 General												
50	Linden	Wayfindin g signage, event advertisin 1 g 1 EDC												
51	Livingston	1 1 1 Infrastructur e \$10800 Gen. Funds 1 1												
52	Llano													
53	Longview													
54	Lufkin													
55	Luling	1 1 1 Rajun Cajun Festival												

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
56	Marshall			1	1	1	roofs, interiors, windows	CDBG	1					
57	McKinney	Mktg & 1 Promo												
58	Mineola	1	Marketing	1	1	1	1	Main St.				1		
59	Mount Pleasant	1 Façade												
60	Mount Vernon			1	1	1	building rehabs	EDC	1	1	1			1
61	Nacogdoches	HRG Grants & 1 CVB												

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
62	New Braunfels													
63	Palestine	1		1			Palestine Economic Developm ent Corporati on		1	1				
64	Paris	1	events	1			Big Grant- incentivizes building improvemet ns	events		1				1
65	Pearsall													
66	Pharr	1	Promotio n	1	1	1	S I Grants	GenFnds/CDB G/EDC	1	1	1	1	1	1
67	Pilot Point		events	1	1	1	plumbing, electric, hvac, any finish-out, roof	edc	1	1			1	1

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
68	Pittsburg	1	Advertsing	1		1	Interior - historic preservation or bringing up to code	EDC			1			
69	Plainview													
70	Rio Grande City	1	Promotion	1	1	1	Infrastructure	EDC			1			
71	Rockwall	1	EVENTS	1	1			GR						
72	Rosenberg													
73	Royse City			1	1	1								
74	San Angelo	1	Main Street Program, Convention Visitors Bureau	1	1		1	Area Foundation, Health Foundation	1	1		1	1	1
75	San Augustine													
76	San Marcos	1	Main Street Program	1			Business Improvement and Growth (BIG) Grant - façade improvements, health and safety improvements	Allocated from General Fund by City Council				1		
77	Sealy													

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
78	Seguin	1	Façade grants	1	1	1		General fund and HOT	1	1			1	1
79	Sherman	1	Concert series, auditorium renovation, ballroom operations	1				General Fund		1		1	1	
80	Taylor	1	Façade, paint and signage grants	1	1	1	Fire Suppression	HOT Funds for façade, paint, and signage. TIF funds for fire suppression.	1		1	1		1
81	Temple	1	Main St. Program, Marketing & Events	1	1	1	Safety items, sprinklers, etc.	Reinvestment Zone funds				1	1	

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
82	Texarkana	1	%sal &advertisi ng	1	1	1	1	Pilot with National Main Street Center/17 72 Foundatio n/Main Street Texas	1					
83	Tyler	1	See A						1	1		1		
84	Uvalde	1	Façade Grants	1	1	1		HOT Funds						
85	Vernon	1	Specific Events & contribut e 10,000 per year for façade improvm ent grants	1			Roof, Utility issues to bring building to code	HOT funds						
86	Victoria	1	VMSP	1				City						
87	Waco			1	1	1		TIF	1	1		1		1
88	Waxahachie	1		1			Fire monitoring, Ch. 380, infrastructur e	HWI Façade from HOT; TIRZ	1	1		1	1	1
89	Weatherford									1				

	A	I	J	K	L	M	N	O	P	Q	R	S	T	U
90	Winnsboro	1	Advertis- ing and promos	1	1	1					1		1	1
91														
92		51												

	Z	AA	AB	AC	AD	AE	AF
1							
2							
3	Upper floor incentive grant?			infill incentive grant?			
4	on the results of the						
5	grant to incentivize owners of under-used/un-used vacant properties?						
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COMPLETE ALL 4 TABS

PUT A NUMBER '1' IN THE COLUMNS AS NECESSARY TO INDICATE THOSE APPL

CITY	Preservation Ordinance	Certified Local Government	Downtown is a National Register Commercial Historic District	Downtown is a local historic district	We have Design Guidelines	There is Design Review
Amarillo					1	1
Bastrop	1		1			1
Bay City	1			1	1	1
Beaumont		1	1			1
Beeville	1			1	1	1
Brenham			1	1	1	1
Bridgeport	1			1	1	1
Brownsville	1	1		1	1	1
Buda	1		1	1	1	1
Caldwell				1	1	1
Canton	1	1		1	1	1
Canyon					1	
Carthage	1		1	1	1	1
Celina	1			1		1
Childress						
Clarksville	1			1	1	1
Clifton						
Corpus Christi		1			1	
Corsicana	1	1	1	1	1	1
Cotulla	1		1		1	
Cuero	1	1		1	1	
Decatur						1
Del Rio	1	1				
Denison	1	1	1		1	1

Denton	1	1	1		1	1	
Eagle Pass							
Elgin	1	1	1	1	1	1	1
Ennis		1	1	1	1	1	1
Farmersville			1				1
Georgetown	1	1	1	1	1	1	
Gladewater						1	1
Goliad					1	1	1
Gonzales			1				1
Grand Saline							
Grapevine	1	1	1	1	1	1	1
Greenville	1			1	1	1	1
Harlingen	1				1	1	1
Henderson							
Hillsboro	1				1	1	1
Huntsville	1					1	1
Kilgore						1	1
Kingsville	1	1	1	1			1
La Grange							
Laredo		1			1	1	1
Levelland						1	1
Linden							1
Livingston						1	1
Llano							
Longview	1	1		1			
Lufkin							

Luling						1
Marshall	1	1				1
McKinney	1		1	1	1	1
Mineola	1	1	1	1	1	1
Mount Pleasant	1			1	1	1
Mount Vernon	1	1	1	1	1	1
Nacogdoches	1	1	1	1	1	1
New Braunfels	1	1		1		1
Palestine	1	1		1	1	1
Paris	1	1	1	1	1	1

Pearsall				working on it		1
Pharr	1	1			1	1
Pilot Point	1			1	1	1
Pittsburg	1	1		1	1	1
Plainview						
Rio Grande City	1	1	1	1	1	1
Rockwall						
Rosenberg						
Royse City	1	1		1	1	1
San Angelo	1	1			1	1
San Augustine	1	1	1	1		
San Marcos	1	1	1	1	1	1
Sealy						
Seguin	1	1	1	1	1	1
Sherman				1	1	1
	1		1	1	1	1
Temple						
Texarkana						
Tyler	1	1				1
Uvalde	1	1	1	1	1	1
Vernon					1	1
Victoria	1			1	1	1
Waco	1		1		1	1
Waxahachie	1	1	1	1	1	1
Weatherford	1			1	1	1
Winnsboro				1	1	1

Design Review							
Undertaken only when incentive is provided	Undertaken on any project in the Main Street district	Done by separate landmarks / preservation commission	Done by Main Street board	Done by Main Street design committee	Describe other method of design review, if applicable	Downtown Overlay	Downtown Master Plan
	1	1			City Planning Department	1	1
1					1	1	F
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					Historical Preservation Review Committee		1
1					DMD Staff	1	1
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					Sign Grant Review	1	
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[illegible]

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	1			HPO & Board	1	1
				in historic district all projects are reviewed, otherwise, only as grants are		
				1 requested	1	
	1		1		1	1
				The MS design committee reviews changes and refers to Landmark if there is a		
	1	1		1 problem.		
	1	1			1	1
				Certificates of Alteration required for portion of Downtown within Historic District		1
		1		Main Street board has final approval of all sign applications within the district.		
	1	1			1	1
	1	1			1	1

Name and Describe other
preservation/ revitalization
tools in place for downtown

TIRZ, Façade Grants

Building/Zoning permit
fee waivers are available
within the Downtown
Overlay District

Nancy Troiky(has
purchased and
renovated many vacant
buildings in the MS
District; Lennox
Foundation Funds

Working on designs standards now. Wil be in place next year.

Downtown Zoning Overlay

Downtown Assessment
Insentive grants for signage, security, façade, safety

Design assistance

Small Business Coach

CBDG Funds for façade grants

Façade Grants provided
by Luling Main Street



Matching Fund grant
dollars to promote
improvements to
historic buildings.



Tax Increment
Reinvestment Zone



Historic Resource Survey



If approved, SIZ Grant, tax
abatements, fee waivers

Review by volunteer
historic committee and
by city staff

Retail Coach Analysis
and Historic
Preservation Strategic
Plan



TIRZ

Sidewalk 50/50 City &
Property Owner

COMPLETE ALL 4 TABS

	What do you estimate is the current first-floor VACANCY rate in your Main Street District (%)? <i>(count only completely vacant, not underutilized)</i>	What do you estimate is the current second-floor VACANCY rate in your Main Street District (%)
Amarillo	10%	15%
Bastrop	27%	80%
Bay City	5%	25%
Beaumont	40%	40%
Beeville	20%	75%
Brenham	10%	30%
Bridgeport	2%	3%
Brownsville	22%	92%
Buda	less than 10%	0%
Caldwell	15%	5%
Canton	5%	50%
Canyon	less than 5%	100%
Carthage	9%	50%
Celina	12%	100%
Childress		
Clarksville	32%	14%
Clifton		
Corpus Christi	35%	30%
Corsicana	20%	25%
Cotulla	10%	20%
Cuero	30%	90%
Decatur	5%	20%
Del Rio	35%	60%
Denison		
Denton	2%	4%
Eagle Pass		
Elgin	0%	8.50%
Ennis	40%	50%
Farmersville	7%	20%
Georgetown	1%	5%
Gladewater	12%	70%
Goliad	4%	1%
Gonzales	20%	30%
Grand Saline	23%	60%
Grapevine	1%	
Greenville	28%	54%
Harlingen	7%	90%

Henderson		
Hillsboro	10%	50%
Huntsville	10%	25%
Kilgore	20%	10%
Kingsville	18%	37%
La Grange		
Laredo	60%	80%
Levelland	18%	
Linden	31%	100%
Livingston	25-30%	50%
Llano		
Longview	25%	50%
Lufkin	5%	2%
Luling	16%	66%
Marshall	30%	10%
McKinney	2%	50%
Mineola	95%	95%
Mount Pleasant	1%	0%
Mount Vernon	20%	
Nacogdoches	10%	15%
New Braunfels	1%	15%
Palestine	30%	50%
Paris	30%	85%
Pearsall	15%	10%
Pharr	80%	
Pilot Point	30%	
Pittsburg	10%	90%
Plainview		
Rio Grande City	8%	
Rockwall	5%	1%
Rosenberg		
Royse City	6%	33%
San Angelo	18%	
San Augustine	12%	1%
San Marcos	5%	9%
Sealy		
Seguin	15%	75%
Sherman	20%	10%
Taylor	15%	50%
Temple	20%	20%
Texarkana	40%	45%
Tyler	25%	15%
Uvalde	15%	90%
Vernon	36.89%	6.56%
Victoria	20%	5%
Waco	84%	50%
Waxahachie	12%	43%

Weatherford	10%	30%
Winnsboro	21%	30%

Fill in this tab if downtown financing (grants, loans) is available through either a Revolving Loan Fund or low interest

Add your city name below	Low interest loan pool from local banks	Total amount available to loan from all lenders in the pool	Participating banks		Revolving Loan Fund	Funding source?
Amarillo	loan pool - not low interest	\$2 million	Amarillo National, First United Happy State 1st Bank Southwest		no	
Beaumont		1				Beaumont 1 Main Street
Canton	We are not current set up with a revolving loan but are working to get it done this year.					
Canyon	CEDC SBAP					
Carthage	Wall Street Prime Rate minus 2% w/rate fixed at time of closing	\$5,000-\$50,000 per bank, 5 year payback	Citizen's Bank, Prosperity Bank, First State Bank & Trust, Farmer's Bank & Panola National Bank			
Clarksville	RBEG Revolving Business Economic Grant USDA					

Cotulla		\$10,000		City of Cotulla
Denison	1			Denison CIC
Gladewater	1	Austin, Texas \$250,000 Bank and Trust	Yes	Chapter 380 agreement City and GEDCO
Levelland				Grant
Livingston	1	First National Bank of Livingston First State Bank of Livingston		
Luling	1			
Mount Pleasant	1	600,000.00	6	
Palestine				EDC Grant Dollars
Pharr	1 Case-by Case	Lone Star National Bank/PEDC		1 USDA/EDC
Rio Grande City				So. Tx. Dev. 1 Council
Seguin				Utility Fund
Texarkana			x	Main Street

Vernon	Grants 10,000 Tourism: HOT Funds
Victoria	NONE SET UP AT THIS TIME!
Waxahachie	Citizens 1 \$8,000,000 National Bank

Interest loan pools from local banks

What can it fund?	Total amount available	Is there a max. amount per project or is it negotiable case-by-case?
downtown projects	\$2 millin	case by case
Renovations for historical buildings	\$160,000.00	negotiable case-by-case
Lease Asst Marketing Façade Imp Direct Asst Business propert	Based on Cash projections	SBAP has \$10,000 cap.
	\$ 107,396.01	Case by Case
Business growth or equipment with job	Total for all 3 accounts	

creation or retention		
Paint and Signage Grant	\$10,000	Max Amount
bldg & equip	1 million	1
Presevation, revitalization, Lighting, Painting	as needed compared to current budgets.	negotiatable.
Working Capital, Inventory, Machinery & Equipment, Furniture & Fixtures	100,000	50,000
Improvements to Main Street Buildings	\$105,000	Case By Case
Commercial Loans	case-by-case	case-by-case
Equipment, Inventory, Working Capital	150,000.00	Case by case up to \$200,000 max
Building rehabilitation costs	250000	Negotiatable
capital	varies as available	case by case

Renovations that bring a building to code and façade improvements that restore a building to its original design.	up to 50% of an approved project. Only have \$10,000 to work with this year, so projects will be evaluated case by case and funding will never exceed 50% of 10,000 a project.

Main Street Advisory Board

February 17, 2021

Agenda Item Cover Sheet 6

Regular Agenda Items:

Report on history of Rental Assistance Program

TAYLOR MAIN STREET RENTAL ASSISTANCE PROGRAM

Between 2012 – 2020, 49 Rental Assistance Grants were issued.

Of those 49 businesses, 20 are still in business. 19 of these are in the Main Street District.

That's a business success rate of 40%.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	City of Taylor - Main Street Rental Assistance Grants														
2															
3	Property Address	Property Owner	Biz Name/Owner	Biz Type	Notes	Start Date	End Date	Total Grant	FY 12-13	FY 13-14	FY 14-15	FY15-16	FY 16-17	FY 17-18	FY 18-19
4															
5	113 W 4th St	Richard or Fay Pfeil	Spider Monkey/Huddleston		closed	Nov-12	Aug-13	\$4,250							
6	200 W 2nd St	Steve & Dana Truex	Sherri's Creations/Walker		closed	Nov-12	Aug-13	\$1,750							
7	119 W 2nd St	Pedro Aguado/Colada LLC	TL Nails & Spa/Nguyen	Service		Dec-12	Sep-13	\$4,000							
8	200 W 2nd St	Steve & Dana Truex	Hidden Treasures/Basey		Closed	Jan-13	Oct-13	\$ 6,750.00	\$750						
9	407 N Main St; Ste A	Timmerman & Bohls	Friends of the Bride/Kasper	retail		Mar-13	Dec-13	\$ 2,975.00	\$1,275						
10	415 N Main St	Pat Quinn-Main Street Ctr	Mezoozah/Randig	retail		May-13	Feb-14	\$ 2,500.00	\$2,500						
11	220 E 4th St	Chism Pierce	E-Jay's Fabrics LLC/McGowan	retail	Closed	May-13	Feb-14	\$ 4,000.00	\$2,000	\$2,000					
12	323 N Main St	Calvin & Anna Jayroe	Cherry Tree Creative	retail	stores combined Aug 2014; closed Jan 2020	May-13	Feb-14	\$5,000	\$2,500	\$2,500					
13	201 W 4th St	Mary Linda & Harlan Hays	Frills on Fourth/Doss	retail	Moved 2019; sold to another owner	May-13	Feb-14	\$7,000	\$3,500	\$3,500					
14	417 N Main St; Ste B	Pat Quinn/Bubby McMakin	OVP Printing/Lopez	service	Closed	May-13	Feb-14	\$2,500	\$1,250	\$1,250					
15	519 N Main St	Nell Steger	Tiki Treats/Villarreal		Closed	Jun-13	Mar-14	\$6,000	\$2,400	\$3,600					
16	111 W 4th St	Richard & Fay Pfeil	Abbe's Treasure Trove/Worthy	retail	Closed	Aug-13	May-14	\$4,000	\$4,500	\$6,000					
17	423 N Main St	Pat Quinn/Bubby McMakin	Brightside Books/Price	retail	Closed	Oct-13	Jul-14	\$4,000		\$4,000					
18	407 N Main St; Ste B	Patty Chadez/Timmerman	Relax & Heal Massage Therapy/Bodiford	service	Moved to 104 4th St	Sep-13	Jun-14	\$1,650	\$650	\$975					
19	311 Talbot St	Ted Hejl	Frazier Ins./ Donna Frazier	professional	Moved to 120 W 2nd St; Ste E	Dec-13	Sep-14	\$3,750		\$3,750					
20	300 Talbot St	Steve & Dana Truex	KINCL Thrift Store/Alaniz	retail	Closed	Feb-14	Nov-14	\$1,750		\$1,400	\$350				
21	200 W 2nd St	Steve & Dana Truex	KINCL Antiques & Consignment Mall/Alaniz	retail	Closed	Feb-14	Nov-14	\$7,500		\$6,000	\$1,500				
22	601 N Main St	Keith Hagler	Angles & Tangles/Holdread	Service	now Tangles Salon	May-14	Mar-15	\$4,500		\$1,800	\$2,700				
23	109 W 4th St	Richard & Fay Pfeil	Taylor's Anytiques & Colectibles/Galvin	Retail	Closed	Oct-14	Jul-15	\$2,500			\$2,500				
24															
25															
26															
27															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
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29	Property Address	Property Owner	Biz Name/Owner	Biz Type	Notes	Start Date	End Date	Total Grant	FY 12-13	FY 13-14	FY 14-15	FY15-16	FY 16-17	FY 17-18	FY 18-19
30	423 N Main St	P Quinn	The Summer House/Alaniz	Retail	Moved June/July 2015; closed	Dec-14	Aug-15	\$3,444			\$344				
31	401 N Main St	Timmerman & Bohls	The Summer House/Alaniz	Retail	Closed	Sep-15	Aug-16	\$3,999			\$400	\$3,599.12			
32	105 E 3rd St	Olle Properties	CrossFit Black Lion dba Xfit Taylor/Ayala-Ostendorf	Service	closed 5/31/15	Jan-15	May-15	\$7,499			\$3,750				
33	321 N Main St	Calvin & Anna Jayroe	The Nest Box/Humphreys	Retail	combined w/ Cherry Tree Aug 2014; Closed	Oct-14	Jul-15	\$6,000			\$6,000				
34	120 W 2nd St; Ste B	CWMRY II, Inc	Westlund Piano/Westlund	Service		Jan-15	Dec-15	\$1,249.76			\$1,045.18	\$204.58			
35	114 W 4th St	Richard & Fay Pfeil	Rugged Vintage/Alicia & Jeff Green	Retail	closed 12/15	Mar-15	Feb-16	\$5,498.90			\$3,786.75	\$1,149.39			
36	111 N Main St	Josh Richards	Red Rider Studios/NJ Maloney & D Fisher	Service	moved to 120 W 2nd	Apr-15	Mar-16	\$7,698.40			\$4,500	\$3,198.40			
37	220 E 4th St	Chisum Pierce	Lucky Duck Café/Shanna Whitley	restaurant		Jun-15	May-16	\$7,498.50			\$3,000	\$4,498.50			
38	417 N Main St; Ste A	Patrick Quinn/Shannon Boles	Main St Trading Post/Graham & Ellard	retail/thrift	9/16 biz sold; sublet to Don & Stephanie Storm; Trade Up located @ 123 W 4th	Mar-16	Feb-17	\$3,749.26					\$2,581.88	\$1,167.38	
39	120 W 2nd St	CWMRY II, Inc	TAG @120 Art/Taylor's Artist's Guild	Retail		Jun-15	May-16	\$999.80			\$400	\$599.80			
40	201 N Main St	CWMRY II, Inc	R&G Window Cleaning/Ezrow	Service		Jul-15	Jun-16	\$4,299.14			\$1,290	\$3,009.14			
41	203 Washburn St	Sarah Ann Jezek	Matchett Automotive/Palmer	Service	2408 S Main - out of MS Dist	Aug-15	Jul-16	\$4,999			\$1,000	\$3,999			
42	423 N Main St	Patt Quinn	Plain Jane's on Main/Morris	Retail	Closed	Aug-15	Jul-16	\$3,999.20			\$800	\$3,199.20			
43	200 W 2nd St	Steve & Dana Truex	Chuck & Hoppy's Marketplace/Greenhaw	Retail	Closed	Aug-15	Jul-16	\$7,498.50			\$1,500	\$5,998.50			
44	211 Talbot St	Steve & Dana Truex	Wesley West Architectural Salvage/West	professional	Closed	Aug-15	Jul-16	\$1,749.65			\$350	\$1,399.65			
45	211 N Main St	Ricardo Zuniga	TexFit Training/Gilliam	Service	Closed	Sep-15	Aug-16	\$7,498.50			\$750	\$6,748.50			
46	717 N Main St	John Jones	Amy's Attic/Graham	Retail		Apr-16	Mar-17	\$7,498.50					\$4,500	\$2,998.50	
47	109 W 4th St	Richard Pfeil	2nd St Vintage on Fourth	Retail	Closed	Nov-16	Oct-17	\$4,499.10					\$4,282.92	\$216.18	
48															
49															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
50	Property Address	Property Owner	Biz Name/Owner	Biz Type	Notes	Start Date	End Date	Total Grant	FY 12-13	FY 13-14	FY 14-15	FY15-16	FY 16-17	FY 17-18	FY 18-19
51		Patrick J. Quinn	Magpie/Storm	Retail	relocated 9/17 to Chuck & HOppy's; closed	Nov-16	Aug-17	\$3,749.24					\$3,569.09		
52	220 E 4th St	Chisum Pierce	Canvas Press	Service		Mar-16	Feb-17	\$7,498.40				\$5,163.75	\$2,334.75		
53	105 W 5th St	Shannon Boles	The Hawt Spot	Retail	Relocated twice since here	Oct-16	Sep-17	\$4,999					\$4,999		
54	108 E 2nd St	S.R. Scott Family Trust	Taylor Station/Gonzalez	Entertainment/Beverage	Closed 2020	Jun-17	May-18	\$4,999					\$2,000	\$2,999	
55	401 N Main St	4th and Main, LLC	Trouvaille Antiques/Dean	Retail		Jun-17	May-18	\$4,999					\$2,000	\$2,999	
56	203 N Main St	CWMRY Boyd	Pilot Knob Winery/Pinkley	Food/Beverage	Closed 2019	Jun-17	May-18	\$4,799.04					\$1,920	\$2,789	
57	120 W 2nd St	CWMRY Boyd	Puro Corazon	Retail	Closed 2019	Jun-17	May-18	\$7,136.08					\$2,855	\$4,281.08	
58	519 N Main St	Karyn Morris	Quiche & Crumb/Selvera	Food/Beverage	Closed Apr 2018	Jun-17	Apr-18	\$2,046.29					\$860	\$1,186.29	
59	120 W 2nd St	CWMRY Boyd	Estrada Garcia Gallery/Estrada Garcia	Retail/Prof		Jun-19	May-20	\$2,197.79							\$880
60	215 N Main St	Ricardo Zuniga	Red Cap Cigar Lounge/Domitrovich	Entertainment		Aug-19	Jul-20	\$7,498							\$1,500
61	114 E 2nd St	S.R. Scott Family Trust	Turning Heads Salon/Raesz	Service		Feb-19	Jan-20	\$7,498							\$5,751
62	120 W 2nd St	Cliff Samuels	SRSly Chocolate/Williamson	Retail		Feb-19	Jan-20	\$6,248.76							\$4,792.63
63	310 N Main St	Joshua Richards	TX Dirt Road Home/Cooper	Retail	closed Dec 2020	Nov-19	Sep-20	\$5,767.45							

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