

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD**  
**TAYLOR CITY HALL CONFERENCE ROOM**  
**400 PORTER STREET**  
**TAYLOR, TX 76574**

**JULY 17, 2024, 6:00 PM**

**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.)*

1. Approve the minutes from the May 18, 2024 Main Street Advisory Board regular meeting.
2. Receive the financial reports from the 100-524 MS Dept. Expenses account and the 123 MS Revenue account as information

**IV. REGULAR AGENDA - NEW BUSINESS**

3. Receive information and consider making a recommendation to the Council to allow the Taylor Heritage and Conservation Society to install street sign toppers listing the historic names of downtown streets.
4. Review, discuss, and consider approving a Facade Improvement Grant from Channing Kingery-Boles for the Howard Theater located at 306 N Main Street.
5. Receive information, discuss, and take possible action regarding actions the Main Street Program can take to assist in business retention and recruitment.

6. Receive information, discuss, and take possible action regarding instituting a program to recruit and retain volunteers for committees and special events.
7. Receive information, discuss and consider action regarding a program to activate vacant storefront windows with pop up business merchandise, local art, etc.
8. Receive an update on the selection of Hayley Blundell and Jennifer Lopez as the Management team for the Heritage Square Farmers Market

#### V. REGULAR AGENDA - CONTINUING BUSINESS

9. Receive the Main Street Manager's June Activity Report and the Business and Property report for July as information.
10. Receive the Special Event Coordinator's activity report for June
11. Receive, discuss, and take possible action on the Downtown Beautification Committee's report.
12. Receive reports from the Downtown Master Plan update activities
13. Receive reports from the New Municipal Building Advisory Committee
14. Board to suggest items to be added to future agendas

#### VI. ADJOURN

15. Entertain a motion to adjourn the Main Street Advisory Board until August 21, 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: July 12, 2024  
 Jan Harris, Main Street Manager

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD MAIN STREET ADVISORY BOARD MEETING**  
**TAYLOR CITY HALL; LARGE CONFERENCE ROOM**  
**JUNE 18, 2024, 6:00 PM**

**MEMBERS PRESENT:** Chairperson Doug Moss, Curie Humphreys, Ruth Rivera, Jeff Snyder, Alyse Mervosh, and Jennifer Lopez

**MEMBERS ABSENT:** John McRae (excused)

**GUESTS PRESENT:** Lionheart Places Consultants: Rebecca Leonard, Olivia Sullivan, and Andrew Lesmes; Ed Komandosky, and Chuck Farr

**STAFF PRESENT:** Assistant City Manager Tom Yantis, Special Events Coordinator Ruby Fisher, and Main Street Manager Jan Harris

I. **CALL TO ORDER AND DECLARE A QUORUM** – Chairperson Moss called the meeting to order at 6:00 pm with a quorum present.

II. **CITIZEN COMMUNICATION** – No citizen comments.

III. **CONSENT AGENDA -**

1. **Approve the Minutes from the 5/15/2024 Regular Meeting and the 5/22/2024 Special Called Meeting – MOTION:** To approve the minutes from the 5/15/2024 regular meeting and the 5/22/2024 special called meeting as presented. D MOSS / R RIVERA / APPROVED UNANIMOUSLY
2. **Concur with the monthly financial reports for May 2024 – ACTION:** The financial reports were received as information by the board.
3. **Receive the Main Street Manager's Monthly Activity and Downtown Property & Business Reports – ACTION:** The reports were received as information by the board.
4. **Receive the Special Events Coordinator's Monthly Activity Report - ACTION:** The report was received as information by the board.

IV. **REGULAR AGENDA - NEW BUSINESS**

5. **Receive information and take action as the Advisory Committee for the update of the Downtown Master Plan:** The Lionheart team led the board through a review of the takeaways from the May 15<sup>th</sup> special meeting.
  - i. Goal Setting Exercise: Hopes & Fears Activity Outcomes and Revisiting Goals – The proposed goals and metrics for the 2024 plan were presented: Economic Development, Social Fabric, Environmental Enhancement, and Arts & Culture.
  - ii. Assessment of 2015 Downtown Plan – 54% of all strategies from the 2015 Downtown Plan have been completed or are in progress. Reasons why some of the projects from the 2015 plan have not progressed include: implementers not on board with the recommendations, additional resources needed, and the projects are no longer in line with the goals of the community.
  - iii. Stakeholder Meetings – The general calendar for the three sets of meetings was presented to the board. Upcoming meeting dates include the City Council Update #1 on June 27<sup>th</sup>; Key Stakeholder meetings in the mid-June-July timeframe; and the Stakeholder Dialogue #1 tentatively set for July 10<sup>th</sup>.
  - iv. Benchmark Cities – The board and Lionheart staff discussed the cities to select as benchmark cities for further study: McKinney, Elgin, Georgetown, and Brenham.
  - v. Next Steps – Lionheart will continue to gather data for study and incorporation into the new plan.

6. **Receive information on current efforts to market downtown and its business community and discuss marketing options for the upcoming holiday shopping season** – Jan and Ruby reported that the main discussion at the June Breakfast Bites was the need for the program to help market the downtown district to both visitors and residents. The FYI Guide was almost ready to go to print but staff were able to purchase a full-page advertisement to promote downtown and encourage shopping in the district. They were also able to purchase a ¼ page advert promoting the big recurring special events that bring residents and visitors to Taylor. The FYI has a publication of 5,000 units and is distributed throughout Taylor and the surrounding communities. Another possible avenue for advertising was presented at the recent state Main Street retreat by Temple Main Street. They are following up with Tony Guidroz on this project. The board suggested the following publications to consider for future advertising efforts: Austin Monthly, Texas Highways, East Wilco Insider, and Community Impact. **ACTION:** A marketing committee was established with Alyse Mervosh as chairperson and Jennifer Lopez serving as well. They will reach out to the community for additional members.

## V. REGULAR AGENDA - CONTINUING BUSINESS

7. **Discuss the downtown sticker project** - There was some concern from Nick Ramos who created the design that the stickers would not long survive on the sidewalks due to the harsh conditions and they would become unsightly and difficult to remove. Ruby had created mock ups showing the stickers on the front sides of the Downtown Directory Maps and also on the reverse side of the panels. **MOTION:** To utilize the design for the sidewalk stickers in future events and promotions but not to install them on the sidewalks downtown. J LOPEZ / A MERVOSH / APPROVED UNANIMOUSLY
8. **Receive the City Hall Citizens' Advisory Committee report** – Jeff Snyder and Curie Humphreys shared information from the Town Hall meeting held on June 6<sup>th</sup> to present the designs to the community. They had the opportunity to share the process the New Municipal Building Committee had followed with the architects to achieve the current designs. **ACTION:** The report was received as information by the board.
6. **Receive the Downtown Beautification Committee report on the following items:**
1. **Trashcans** – The cans currently installed downtown are from Du Mor and cost \$2,040.00 each plus shipping. Jan presented trash can designs similar to those currently in place downtown, but which are more affordable: the Keystone Ridge AT3 – 32 is \$1,315.00 each and the Victor Stanley FC-12 is \$1,225.00 each. Jeff Snyder noted that there is a metal working studio which could create a similar design that might be even more affordable. **MOTION:** To recommend to Council that the Victor Stanley FC-12 cans be purchased using the \$5,000 from the Chamber of Commerce if Babco cannot duplicate the design required by the city. C HUMPHREYS / J LOPEZ / APPROVED UNANIMOUSLY
2. **Creative A-frame signage downtown** – Chairman Moss presented a suggestion that downtown businesses utilize A-frame signs as a means of both promoting their businesses but also increasing the visual interest of the downtown sidewalks. Two questions were presented: What can the MSAB do to help move this idea forward – present inspiring designs and promote the sign grants? How can the MSAB assist in the permitting process – could several designs be pre-approved by Development Services for merchants to select from? **ACTION:** Staff will discuss options with Development Services staff. No further action was taken by the board on this matter.
3. **Trees & shade downtown** – The board discussed the need for shade downtown and the opportunity for properties to install canopies to help with the issue. **ACTION:** No further action was taken by the board on this matter.

7. **Receive information and consider action on the selection of the Heritage Square Farmers Market Management Team** – Jan presented the results of the interview process for the new HSFM Management Team. The interview panel recommended Jennifer Lopez and Hayley Blundell for the Management Team role.  
**MOTION:** To recommend to the Council that they approve Lopez-Blundell for the Heritage Square Farmers Market Management Team. J SNYDER / C HUMPHREYS / J LOPEZ recused herself / UNANIMOUSLY APPROVED.

8. **Items for upcoming agendas**

Installing “This building is not empty; it is full of opportunity” posters in vacant buildings.  
Elgin offers “dealer days” which appears to generate activity – can Taylor do the same?  
Pop-Up shops in vacant buildings – what would the city require to make this happen?

- V. **ADJOURN – MOTION:** To adjourn the meeting at 8:06 pm. J SNYDER / R RIVERA / UNANIMOUSLY APPROVED

Respectfully submitted,

  
Jan Harris

Main Street Manger

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

100-GENERAL FUND  
FINANCIAL SUMMARY

| ACCT #                     | ACCOUNT NAME              | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|----------------------------|---------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>REVENUE SUMMARY</u>     |                           |                  |                   |                 |                |                  |                   |
| ***                        | TOTAL REVENUES ***        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <u>EXPENDITURE SUMMARY</u> |                           |                  |                   |                 |                |                  |                   |
| 524                        | MAIN STREET PROGRAM       | 200,132.00       | 1,477.60          | 138,343.95      | 69.13          | 0.00             | 61,788.05         |
| ***                        | TOTAL EXPENDITURES ***    | 200,132.00       | 1,477.60          | 138,343.95      | 69.13          | 0.00             | 61,788.05         |
| ***                        | TOTAL PROFIT / (LOSS) *** | ( 200,132.00)    | ( 1,477.60)       | ( 138,343.95)   | 69.13          | 0.00             | ( 61,788.05)      |

C I T Y   O F   T A Y L O R  
F I N A N C I A L   S T A T E M E N T  
A S   O F :   J U L Y   3 1 S T ,   2 0 2 4

100-GENERAL FUND  
REVENUES

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

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

100-GENERAL FUND  
524-MAIN STREET PROGRAM  
DEPARTMENT EXPENSES

| ACCT #                                | ACCOUNT NAME             | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|---------------------------------------|--------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>100-EMPLOYEE SERVICES</u>          |                          |                  |                   |                 |                |                  |                   |
| <u>WAGES &amp; SALARIES</u>           |                          |                  |                   |                 |                |                  |                   |
| 524-111                               | REGULAR FULL TIME        | 130,701.00       | 0.00              | 92,140.57       | 70.50          | 0.00             | 38,560.43         |
| 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              | 92,332.57       | 70.54          | 0.00             | 38,560.43         |
| <u>PAID BENEFITS</u>                  |                          |                  |                   |                 |                |                  |                   |
| 524-120                               | UNUM LIFE                | 297.00           | 0.00              | 192.30          | 64.75          | 0.00             | 104.70            |
| 524-121                               | FICA SOCIAL SECURITY     | 10,012.00        | 0.00              | 6,961.82        | 69.53          | 0.00             | 3,050.18          |
| 524-122                               | WORKERS COMPENSATION     | 344.00           | 75.53             | 388.68          | 112.99         | 0.00             | ( 44.68)          |
| 524-123                               | STATE UNEMPLOYMENT TAXES | 162.00           | 0.00              | 234.00          | 144.44         | 0.00             | ( 72.00)          |
| 524-124                               | RETIREMENT-TMRS          | 17,300.00        | 1,385.02          | 12,211.63       | 70.59          | 0.00             | 5,088.37          |
| 524-126                               | HEALTH INSURANCE         | 15,400.00        | 0.00              | 12,521.38       | 81.31          | 0.00             | 2,878.62          |
| 524-127                               | DENTAL INSURANCE         | 576.00           | 0.00              | 472.40          | 82.01          | 0.00             | 103.60            |
| 524-128                               | LONG TERM DISABILITY     | 369.00           | 0.00              | 318.82          | 86.40          | 0.00             | 50.18             |
| 524-129                               | VISION INSURANCE         | 99.00            | 0.00              | 95.80           | 96.77          | 0.00             | 3.20              |
|                                       | * SUB-CATEGORY TOTAL *   | 44,559.00        | 1,460.55          | 33,396.83       | 74.95          | 0.00             | 11,162.17         |
| <u>ALLOWANCES/REIMBURSEMENTS</u>      |                          |                  |                   |                 |                |                  |                   |
| 524-133                               | BUSINESS- TRANSPORTATION | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-135                               | BUSINESS MEALS           | 1,500.00         | 0.00              | 663.01          | 44.20          | 0.00             | 836.99            |
|                                       | * SUB-CATEGORY TOTAL *   | 1,500.00         | 0.00              | 663.01          | 44.20          | 0.00             | 836.99            |
| <u>TRAINING/PROFESSIONAL DEVELOPM</u> |                          |                  |                   |                 |                |                  |                   |
| 524-141                               | WORKSHOP TRAINING        | 400.00           | 0.00              | 0.00            | 0.00           | 0.00             | 400.00            |
| 524-142                               | PROFESSIONAL CONFERENCES | 1,545.00         | 0.00              | 1,291.00        | 83.56          | 0.00             | 254.00            |
| 524-143                               | MEMBERSHIPS AND DUES     | 1,375.00         | 0.00              | 1,260.00        | 91.64          | 0.00             | 115.00            |
| 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              | 532.50          | 31.32          | 0.00             | 1,167.50          |
| 524-147                               | TRAINING- LODGING        | 2,500.00         | 0.00              | 894.85          | 35.79          | 0.00             | 1,605.15          |
| 524-148                               | TRAINING- MEALS          | 880.00           | 0.00              | 397.32          | 45.15          | 0.00             | 482.68            |
|                                       | * SUB-CATEGORY TOTAL *   | 10,650.00        | 0.00              | 5,702.23        | 53.54          | 0.00             | 4,947.77          |

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

100-GENERAL FUND  
524-MAIN STREET PROGRAM  
DEPARTMENT EXPENSES

| ACCT #                                | ACCOUNT NAME            | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|---------------------------------------|-------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| ** CATEGORY TOTAL **                  |                         | 187,602.00       | 1,460.55          | 132,094.64      | 70.41          | 0.00             | 55,507.36         |
| <u>200-OPERATIONAL SUPPLIES</u>       |                         |                  |                   |                 |                |                  |                   |
| <u>OFFICE SUPPLIES</u>                |                         |                  |                   |                 |                |                  |                   |
| 524-211                               | GENERAL OFFICE SUPPLIES | 1,545.00         | 17.05             | 955.57          | 61.85          | 0.00             | 589.43            |
| 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         | 17.05             | 1,139.47        | 53.12          | 0.00             | 1,005.53          |
| <u>PROGRAM/SPECIAL EVENTS</u>         |                         |                  |                   |                 |                |                  |                   |
| 524-232                               | FOOD/MEALS              | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-233                               | CITY SPONSORED EVENTS   | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-235                               | PROMOTIONAL SUPPLIES    | 2,100.00         | 0.00              | 0.00            | 0.00           | 0.00             | 2,100.00          |
| * SUB-CATEGORY TOTAL *                |                         | 2,100.00         | 0.00              | 0.00            | 0.00           | 0.00             | 2,100.00          |
| <u>OPERATIONAL EQUIPMENT (ADMIN)</u>  |                         |                  |                   |                 |                |                  |                   |
| 524-261                               | OFFICE FURNITURE        | 800.00           | 0.00              | 135.98          | 17.00          | 0.00             | 664.02            |
| 524-267                               | COMPUTERS               | 2,000.00         | 0.00              | 1,827.30        | 91.37          | 0.00             | 172.70            |
| 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              | 1,963.28        | 70.12          | 0.00             | 836.72            |
| ** CATEGORY TOTAL **                  |                         | 7,045.00         | 17.05             | 3,102.75        | 44.04          | 0.00             | 3,942.25          |
| <u>300-FACILITIES OPERATIONS/MAIN</u> |                         |                  |                   |                 |                |                  |                   |
| <u>UTILITIES</u>                      |                         |                  |                   |                 |                |                  |                   |
| 524-323                               | TRUNK TELEPHONE SYSTEM  | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-324                               | CELL PHONES             | 600.00           | 0.00              | 1,183.22        | 197.20         | 0.00             | ( 583.22)         |
| * SUB-CATEGORY TOTAL *                |                         | 600.00           | 0.00              | 1,183.22        | 197.20         | 0.00             | ( 583.22)         |
| ** CATEGORY TOTAL **                  |                         | 600.00           | 0.00              | 1,183.22        | 197.20         | 0.00             | ( 583.22)         |

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

PAG 5

100-GENERAL FUND  
524-MAIN STREET PROGRAM  
DEPARTMENT EXPENSES

| ACCT #                                    | ACCOUNT NAME                  | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|-------------------------------------------|-------------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>400-EQUIPMENT OPERATIONS/MAINT</u>     |                               |                  |                   |                 |                |                  |                   |
| <u>OFFICE EQUIPMENT</u>                   |                               |                  |                   |                 |                |                  |                   |
| 524-461                                   | OFFICE EQUIPMENT RENTAL       | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-462                                   | OFFICE EQUIPMENT MAINT/REPAIR | 2,000.00         | 0.00              | 894.18          | 44.71          | 0.00             | 1,105.82          |
|                                           | * SUB-CATEGORY TOTAL *        | 2,000.00         | 0.00              | 894.18          | 44.71          | 0.00             | 1,105.82          |
| <hr/>                                     |                               |                  |                   |                 |                |                  |                   |
| ** CATEGORY TOTAL **                      |                               | 2,000.00         | 0.00              | 894.18          | 44.71          | 0.00             | 1,105.82          |
| <br><u>500-CONTRACT SERVICES AND FEES</u> |                               |                  |                   |                 |                |                  |                   |
| <u>PROFESSIONAL SERVICES</u>              |                               |                  |                   |                 |                |                  |                   |
| 524-512                                   | ENGINEERING SERVICES          | 1,425.00         | 0.00              | 0.00            | 0.00           | 0.00             | 1,425.00          |
| 524-519                                   | OTHER PROFESSIONAL SERVICES   | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
|                                           | * SUB-CATEGORY TOTAL *        | 1,425.00         | 0.00              | 0.00            | 0.00           | 0.00             | 1,425.00          |
| <br><u>FEES FOR SERVICES</u>              |                               |                  |                   |                 |                |                  |                   |
| 524-523                                   | OUTSIDE PRINTING              | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 524-528                                   | ADVERTISING                   | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
|                                           | * SUB-CATEGORY TOTAL *        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <br><u>CONTRACT SERVICES</u>              |                               |                  |                   |                 |                |                  |                   |
| 524-532                                   | SOFTWARE MAINT/LICENSING      | 1,260.00         | 0.00              | 1,034.00        | 82.06          | 0.00             | 226.00            |
| 524-539                                   | OTHER CONTRACT SERVICES       | 200.00           | 0.00              | 35.16           | 17.58          | 0.00             | 164.84            |
|                                           | * SUB-CATEGORY TOTAL *        | 1,460.00         | 0.00              | 1,069.16        | 73.23          | 0.00             | 390.84            |
| <hr/>                                     |                               |                  |                   |                 |                |                  |                   |
| ** CATEGORY TOTAL **                      |                               | 2,885.00         | 0.00              | 1,069.16        | 37.06          | 0.00             | 1,815.84          |

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

100-GENERAL FUND  
524-MAIN STREET PROGRAM  
DEPARTMENT EXPENSES

| ACCT #                                    | ACCOUNT NAME           | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>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              |
| <br>                                      |                        |                  |                   |                 |                |                  |                   |
| ** CATEGORY TOTAL **                      |                        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <br>                                      |                        |                  |                   |                 |                |                  |                   |
| <u>800-CONTRIBUTIONS &amp; CONTINGENC</u> |                        |                  |                   |                 |                |                  |                   |
| <br>                                      |                        |                  |                   |                 |                |                  |                   |
| <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              |
| <br>                                      |                        |                  |                   |                 |                |                  |                   |
| ** CATEGORY TOTAL **                      |                        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <br>                                      |                        |                  |                   |                 |                |                  |                   |
| *** DEPARTMENT TOTAL ***                  |                        | 200,132.00       | 1,477.60          | 138,343.95      | 69.13          | 0.00             | 61,788.05         |
| *** TOTAL EXPENSES ***                    |                        | 200,132.00       | 1,477.60          | 138,343.95      | 69.13          | 0.00             | 61,788.05         |
| *** TOTAL PROFIT / (LOSS) ***             |                        | ( 200,132.00)    | ( 1,477.60)       | ( 138,343.95)   | 69.13          | 0.00             | ( 61,788.05)      |

\*\*\* END OF REPORT \*\*\*

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

123-MAIN STREET REVENUE FUND  
FINANCIAL SUMMARY

| ACCT #                        | ACCOUNT NAME | ANNUAL<br>BUDGET    | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL     | % OF<br>BUDGET | Y-T-D<br>ENCUMB.    | BUDGET<br>BALANCE   |
|-------------------------------|--------------|---------------------|-------------------|---------------------|----------------|---------------------|---------------------|
| <u>REVENUE SUMMARY</u>        |              |                     |                   |                     |                |                     |                     |
| 330-INTERGOVERNMENTAL REV     |              | 0.00                | 0.00              | 0.00                | 0.00           | 0.00                | 0.00                |
| 430-USE OF MONEY AND PROP     |              | 0.00                | 0.00              | 0.00                | 0.00           | 0.00                | 0.00                |
| 440-DONATIONS FROM PRIVAT     |              | 32,600.00           | 0.00              | 56,530.75           | 173.41         | 0.00                | ( 23,930.75)        |
| 450-INTERFUND OPERATING T     |              | <u>156,100.00</u>   | <u>0.00</u>       | <u>60,000.00</u>    | <u>38.44</u>   | <u>0.00</u>         | <u>96,100.00</u>    |
| *** TOTAL REVENUES ***        |              | <u>188,700.00</u>   | <u>0.00</u>       | <u>116,530.75</u>   | <u>61.75</u>   | <u>0.00</u>         | <u>72,169.25</u>    |
| <u>EXPENDITURE SUMMARY</u>    |              |                     |                   |                     |                |                     |                     |
| 615-CONTRIBUTE TO CIVIC P     |              | <u>250,246.00</u>   | <u>37.50</u>      | <u>137,235.93</u>   | <u>59.72</u>   | <u>12,220.00</u>    | <u>100,790.07</u>   |
| *** TOTAL EXPENDITURES ***    |              | <u>250,246.00</u>   | <u>37.50</u>      | <u>137,235.93</u>   | <u>59.72</u>   | <u>12,220.00</u>    | <u>100,790.07</u>   |
| *** TOTAL PROFIT / (LOSS) *** |              | <u>( 61,546.00)</u> | <u>( 37.50)</u>   | <u>( 20,705.18)</u> | <u>53.50</u>   | <u>( 12,220.00)</u> | <u>( 28,620.82)</u> |

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

123-MAIN STREET REVENUE FUND  
REVENUES

| ACCT #                                    | ACCOUNT NAME                 | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|-------------------------------------------|------------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>330-INTERGOVERNMENTAL REVENUES</u>     |                              |                  |                   |                 |                |                  |                   |
| 330-234                                   | TEDC CONTRIBUTIONS           | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 330-235                                   | GENERAL CONTRIBUTIONS        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 330-236                                   | OTHER CONTRIBUTIONS          | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| ** REVENUE CATEGORY TOTAL **              |                              | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <u>430-USE OF MONEY AND PROPERTY</u>      |                              |                  |                   |                 |                |                  |                   |
| 430-331                                   | INTEREST INCOME              | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 430-335                                   | REFUNDS AND REIMBURSEMENTS   | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| ** REVENUE CATEGORY TOTAL **              |                              | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <u>440-DONATIONS FROM PRIVATE SOURCES</u> |                              |                  |                   |                 |                |                  |                   |
| 440-351                                   | TAYLOR PRIDE                 | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 440-352                                   | FARMERS' MARKET RENTAL FEES  | 7,000.00         | 0.00              | 7,312.00        | 104.46         | 0.00             | ( 312.00)         |
| 440-353                                   | MAIN STREET CAR SHOW         | 10,000.00        | 0.00              | 37,406.00       | 374.06         | 0.00             | ( 27,406.00)      |
| 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 FEST                  | 14,000.00        | 0.00              | 9,525.41        | 68.04          | 0.00             | 4,474.59          |
| 440-359                                   | SPOOKTACULAR                 | 0.00             | 0.00              | 25.00           | 0.00           | 0.00             | ( 25.00)          |
| 440-360                                   | 2ND SATURDAY                 | 0.00             | 0.00              | 2,262.34        | 0.00           | 0.00             | ( 2,262.34)       |
| ** REVENUE CATEGORY TOTAL **              |                              | 32,600.00        | 0.00              | 56,530.75       | 173.41         | 0.00             | ( 23,930.75)      |
| <u>450-INTERFUND OPERATING TRANSFERS</u>  |                              |                  |                   |                 |                |                  |                   |
| 450-361                                   | TRANSFER FROM TIF            | 75,000.00        | 0.00              | 56,250.00       | 75.00          | 0.00             | 18,750.00         |
| 450-362                                   | TRANSFER FROM H.O.T.         | 5,000.00         | 0.00              | 3,750.00        | 75.00          | 0.00             | 1,250.00          |
| 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              | 60,000.00       | 38.44          | 0.00             | 96,100.00         |
| *** TOTAL REVENUES ***                    |                              | 188,700.00       | 0.00              | 116,530.75      | 61.75          | 0.00             | 72,169.25         |
|                                           |                              | =====            | =====             | =====           | =====          | =====            | =====             |

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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

| ACCT #                          | ACCOUNT NAME          | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|---------------------------------|-----------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>100-EMPLOYEE SERVICES</u>    |                       |                  |                   |                 |                |                  |                   |
| <u>WAGES &amp; SALARIES</u>     |                       |                  |                   |                 |                |                  |                   |
| 615-111                         | REGULAR FULL TIME     | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| * SUB-CATEGORY TOTAL *          |                       | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| ** CATEGORY TOTAL **            |                       | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <u>200-OPERATIONAL SUPPLIES</u> |                       |                  |                   |                 |                |                  |                   |
| <u>PROGRAM/SPECIAL EVENTS</u>   |                       |                  |                   |                 |                |                  |                   |
| 615-231                         | TAYLOR PRIDE          | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 615-232                         | FARMERS' MARKET       | 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              | 2,971.66        | 19.68          | 0.00             | 12,128.34         |
| 615-235                         | MAIN ST CAR SHOW      | 30,000.00        | 0.00              | 40,142.55       | 133.81         | 0.00             | ( 10,142.55)      |
| 615-236                         | TAYLOR FEST           | 20,000.00        | 0.00              | 7,536.19        | 37.68          | 0.00             | 12,463.81         |
| 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              | 54,114.25       | 67.47          | 0.00             | 26,085.75         |
| <u>PUBLIC SAFETY SUPPLIES</u>   |                       |                  |                   |                 |                |                  |                   |
| 615-240                         | CITY PARADES          | 25,000.00        | 0.00              | 1,600.00        | 55.28          | 12,220.00        | 11,180.00         |
| 615-241                         | 2ND SATURDAY          | 0.00             | 37.50             | 1,605.06        | 0.00           | 0.00             | ( 1,605.06)       |
| * SUB-CATEGORY TOTAL *          |                       | 25,000.00        | 37.50             | 3,205.06        | 61.70          | 12,220.00        | 9,574.94          |
| <u>SPECIALTY SUPPLIES</u>       |                       |                  |                   |                 |                |                  |                   |
| 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       | 37.50             | 57,693.82       | 64.32          | 12,220.00        | 38,786.18         |

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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

| ACCT #                                    | ACCOUNT NAME                | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|-------------------------------------------|-----------------------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
| <u>500-CONTRACT SERVICES AND FEES</u>     |                             |                  |                   |                 |                |                  |                   |
| <u>PROFESSIONAL SERVICES</u>              |                             |                  |                   |                 |                |                  |                   |
| 615-519                                   | OTHER PROFESSIONAL SERVICES | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| *                                         | SUB-CATEGORY TOTAL *        | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| <u>FEES FOR SERVICES</u>                  |                             |                  |                   |                 |                |                  |                   |
| 615-523                                   | OUTSIDE PRINTING            | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 615-528                                   | ADVERTISING                 | 5,000.00         | 0.00              | 2,983.30        | 59.67          | 0.00             | 2,016.70          |
| *                                         | SUB-CATEGORY TOTAL *        | 5,000.00         | 0.00              | 2,983.30        | 59.67          | 0.00             | 2,016.70          |
| ** CATEGORY TOTAL **                      |                             | 5,000.00         | 0.00              | 2,983.30        | 59.67          | 0.00             | 2,016.70          |
| <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 &amp; CONTINGENC</u> |                             |                  |                   |                 |                |                  |                   |
| <u>CONTRIBUTIONS/TRANSFERS</u>            |                             |                  |                   |                 |                |                  |                   |
| 615-811                                   | RENTAL ASSISTANCE           | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| 615-813                                   | FACADE GRANT                | 136,546.00       | 0.00              | 76,558.81       | 56.07          | 0.00             | 59,987.19         |
| 615-819                                   | OTHER CONTRIBUTIONS         | 0.00             | 0.00              | 0.00            | 0.00           | 0.00             | 0.00              |
| *                                         | SUB-CATEGORY TOTAL *        | 136,546.00       | 0.00              | 76,558.81       | 56.07          | 0.00             | 59,987.19         |
| ** CATEGORY TOTAL **                      |                             | 136,546.00       | 0.00              | 76,558.81       | 56.07          | 0.00             | 59,987.19         |

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

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

| ACCT # | ACCOUNT NAME              | ANNUAL<br>BUDGET      | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL       | % OF<br>BUDGET | Y-T-D<br>ENCUMB.      | BUDGET<br>BALANCE     |
|--------|---------------------------|-----------------------|-------------------|-----------------------|----------------|-----------------------|-----------------------|
| ***    | DEPARTMENT TOTAL ***      | 250,246.00<br>=====   | 37.50<br>=====    | 137,235.93<br>=====   | 59.72<br>===== | 12,220.00<br>=====    | 100,790.07<br>=====   |
| ***    | TOTAL EXPENSES ***        | 250,246.00<br>=====   | 37.50<br>=====    | 137,235.93<br>=====   | 59.72<br>===== | 12,220.00<br>=====    | 100,790.07<br>=====   |
| ***    | TOTAL PROFIT / (LOSS) *** | ( 61,546.00)<br>===== | ( 37.50)<br>===== | ( 20,705.18)<br>===== | 53.50<br>===== | ( 12,220.00)<br>===== | ( 28,620.82)<br>===== |

\*\*\* END OF REPORT \*\*\*

The Taylor Heritage and Conservation Society is seeking the Main Street Advisory Board's recommendation to the City Council to allow the Society to install street sign toppers listing the historic street names prior to the 1920s. The 1912 Sanborn Fire Insurance Maps for Taylor no longer listed the original street names, deferring to the numbered street names.

These sign toppers will be either brown or green in color and will measure 30" in length. The main body of the sign will be 6" high with the half circle depicting the train increasing the overall height to 10". The design will be identical to the example shown with a train in the half circle on top of the sign.

This project will add sign toppers to streets between 1<sup>st</sup> and 11<sup>th</sup> Streets and will continue for two blocks east and west on either side of North Main Street (Vance Street on the west and Washburn Street on the east.

Streets will be listed as follows:

|                    |             |                     |            |
|--------------------|-------------|---------------------|------------|
| 1 <sup>st</sup> St | Commerce St | 7 <sup>th</sup> St  | Dickson St |
| 2 <sup>nd</sup> St | Broad St    | 8 <sup>th</sup> St  | Hoxie St   |
| 3 <sup>rd</sup> St | Milam St    | 9 <sup>th</sup> St  | Hayes St   |
| 4 <sup>th</sup> St | Olive St    | 10 <sup>th</sup> St | Gould St   |
| 5 <sup>th</sup> St | Hunter St   | 11 <sup>th</sup> St | Dodge St   |
| 6 <sup>th</sup> St | Hamilton St |                     |            |

The Taylor Heritage and Conservation Society is not seeking any financial underwriting of the project from the MSAB, but rather a recommendation to the City Council that the project proceed as planned.



## Façade Improvement Grant (FIG) Application

Channing Kingery-Boles, owner of the Howard Theater and Taylor Soap Bar, is requesting a Façade Improvement Grant for the Theater located at 306 N. Main Street.

The purpose of the project is to repair the building's roof. Project scope includes:

- Pressure washing the existing roof
- Installing a new drain
- Applying 100% GACO silicone to the flat portion of the roof and the parapet sides
- Removing all of the old shingles and replacing with new shingle material
- Repairing and replacing rotten wood
- Installing an ice and water barrier
- Repairing any leaks
- Installing a new roof cover

Ms. Kingery-Boles has included a cost estimate of \$37,500.00 for the above services. She is seeing a reimbursement grant of \$18,750.00.

The Grants line in the Main Street Revenue Account shows a remaining balance of \$59,987.19.

Channing C. Kingery-Boles

Applicant Name:

7/3/2024

Date:

Business Name: The Howard Cinema LLC

Mailing Address:

512-569-0044 channing@thehowardcinema.com

Phone:

Email:

Building Owner: Channing C. Kingery-Boles

Contact Phone: 512-569-0044 Email: channing@thehowardcinema.com

Project Site/Address:

3061308 N. Main St Taylor, TX 76574

**SCOPE OF WORK (see required attachments):**

- |                                                        |                     |
|--------------------------------------------------------|---------------------|
| 1. Clean and/or repair brick                           | \$ _____            |
| 2. Sand and paint weathered boards                     | \$ _____            |
| 3. Repair/replace storefront window and/or door system | \$ _____            |
| 4. Repair/replace upper floor windows                  | \$ _____            |
| 5. Repair/replace transom windows                      | \$ _____            |
| 6. Repair/replace awnings or canopy                    | \$ _____            |
| 7. Paint stucco, wood or previously painted masonry    | \$ _____            |
| 8. Repair roof, parapet, and /or flashing              | \$ <u>37,500.00</u> |
| 9. Other: _____                                        | \$ _____            |
| 10. Other: _____                                       | \$ _____            |
| 11. Other: _____                                       | \$ _____            |

**TOTAL ESTIMATED COSTS:**

\$37,500.00

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

Pressure Wash Roof, Install new drain, Apply 100% GACO Silicone To flat part of roof and sides surrounding roof, removing all old shingles, fixing rotted wood, installing ice <sup>water</sup> barrier, and installing all new shingles, plus fixing leaks and installing new roof cover

**REQUIRED ATTACHMENTS:**

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

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

**TOTAL COST OF PROPOSED PROJECT:** \$ 37,500

**TOTAL GRANT REQUEST:** \$ 18,750

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

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

1. Witt Contracting Solutions
2. \_\_\_\_\_
3. \_\_\_\_\_

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

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

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

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

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

CKB I understand that no work can begin on a project seeking a Façade Improvement Grant before it is considered by the Main Street Advisory Board. If work begins before the Board can vote on the application, the project becomes ineligible for the reimbursement grant.

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

Channing C. Kingery Boles  
Applicant's Signature

July 3rd, 2024  
Date

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

**OWNER APPROVAL FOR TENANT APPLICANT:**

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(F or official use only)

Date FIG Packet was received: 7/5/2024

Is the FIG Packet complete: YES NO

Date FIG Packet was considered by the MSAB: 7/17/2024

Results of MSAB's consideration:

\_\_\_\_\_  
Main Street Manager's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

MSAB Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Witt Contracting Solutions LLC  
512-269-9008  
www.wittcontractingsolutions.com  
Phone: (512) 269-9008

06/28/2024  
Claim Information

**Company Representative**  
Cody Witt  
Phone: (512) 269-9008  
Cwitt@wittcontractingsolutions.com

**The Howard Taylor**  
308 North Main Street  
Taylor, TX 76574  
(512) 569-0044

Job: The Howard Taylor

### Roofing Section

|                                                                                         | Qty  | Unit | Per Unit Charge | Price       |
|-----------------------------------------------------------------------------------------|------|------|-----------------|-------------|
| Scope of Work                                                                           | 1.00 | EA   | \$37,500.00     | \$37,500.00 |
| Pressure wash and clean current roofing system                                          |      |      |                 |             |
| Install new scupper drain                                                               |      |      |                 |             |
| Apply GACO 100% silicone roof coating to flat roof portion of building                  |      |      |                 |             |
| Apply GACO 100% silicone roof coating to parapet walls around building                  |      |      |                 |             |
| Remove current shingles on roofing system and repair up to 320 sq ft. of rotten decking |      |      |                 |             |
| Install Ice & Water barrier on shingled portion of roof                                 |      |      |                 |             |
| Install IKO Cambridge 35-year shingles over Ice & Water areas                           |      |      |                 |             |
| Treat leaking penetrations on roof with GACO seam seal                                  |      |      |                 |             |
| Install light weight roof access cover                                                  |      |      |                 |             |

**\$37,500.00**

**TOTAL**

**\$37,500.00**



Pressure  
Wash  
Entire Roof

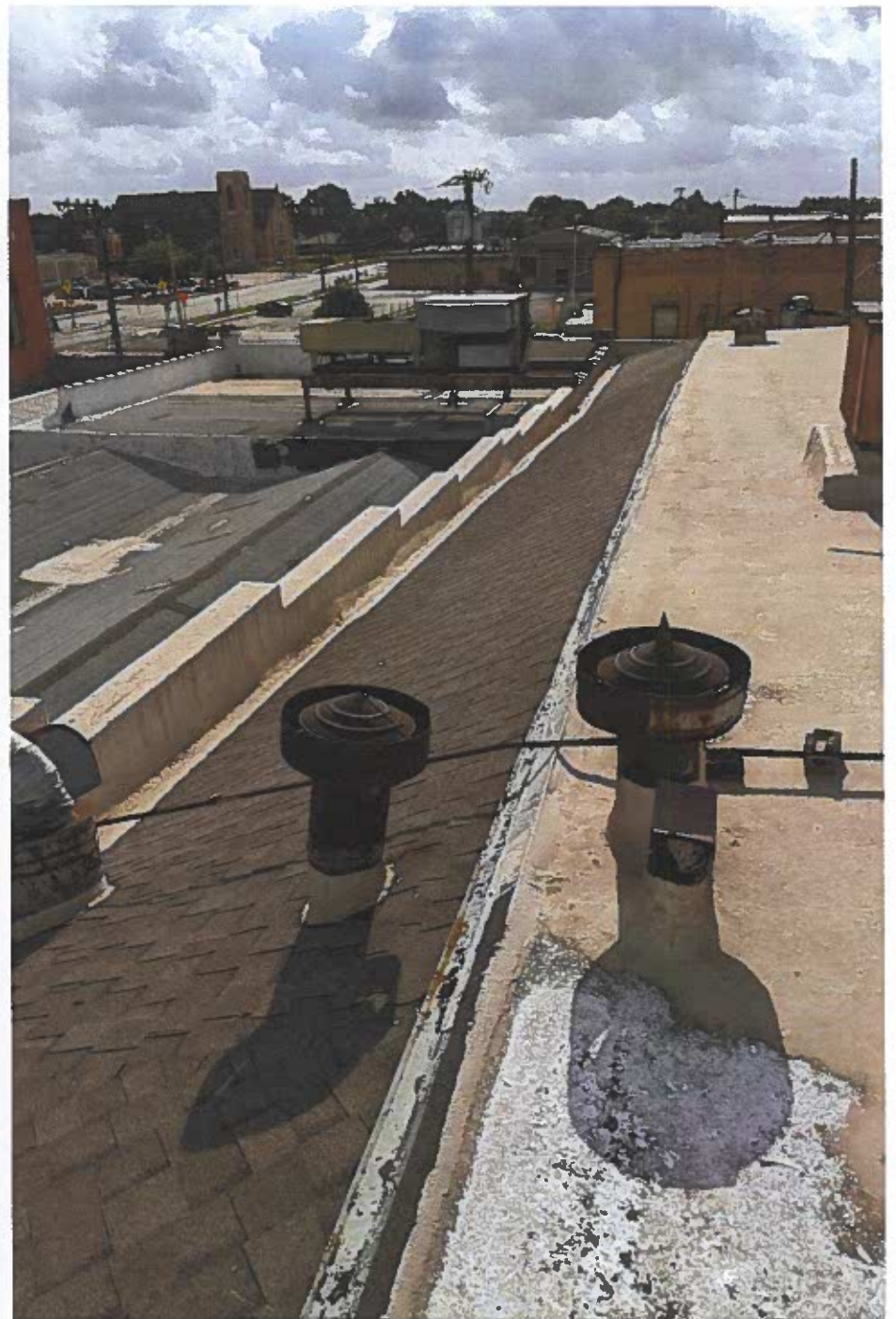
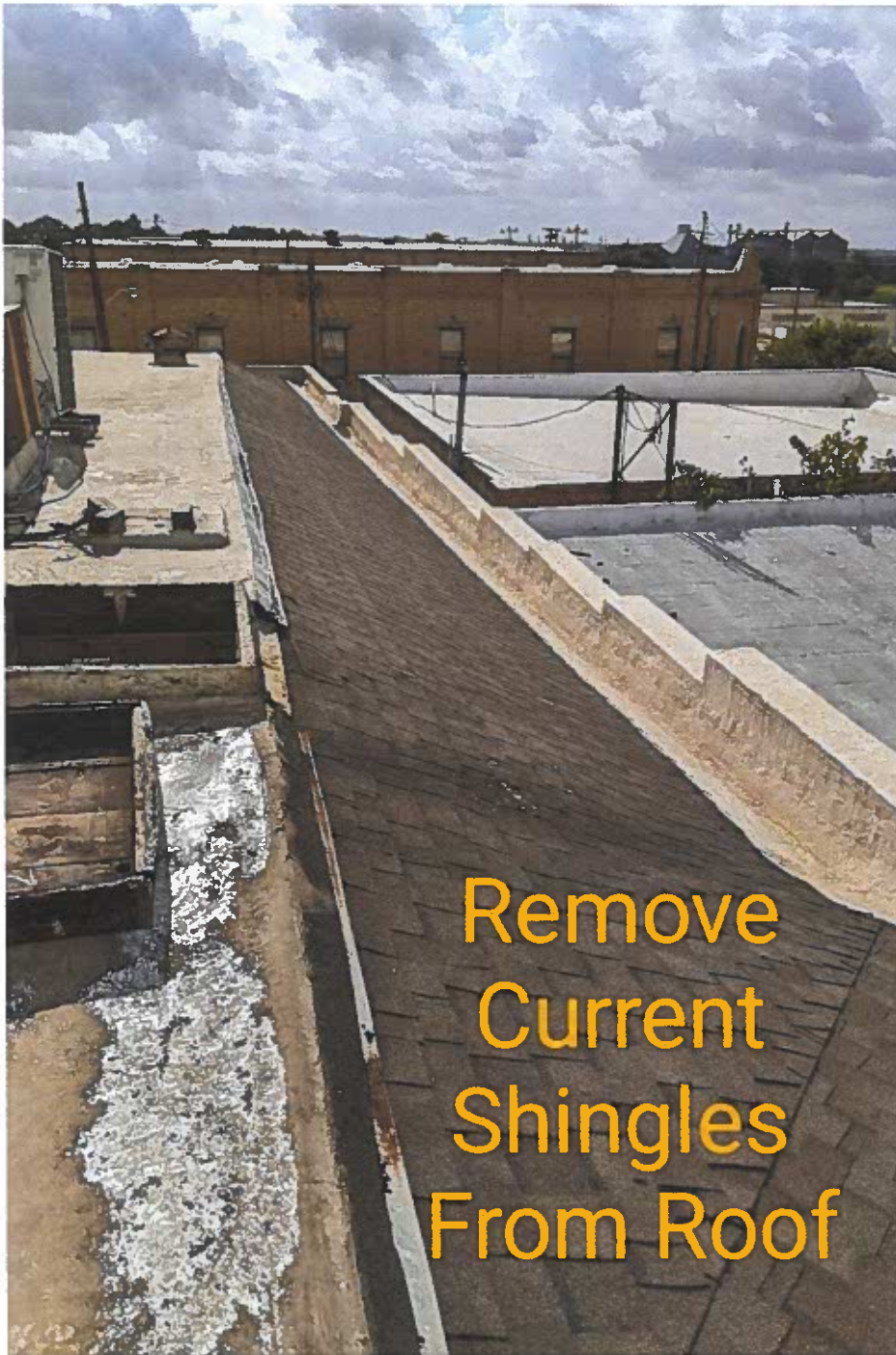




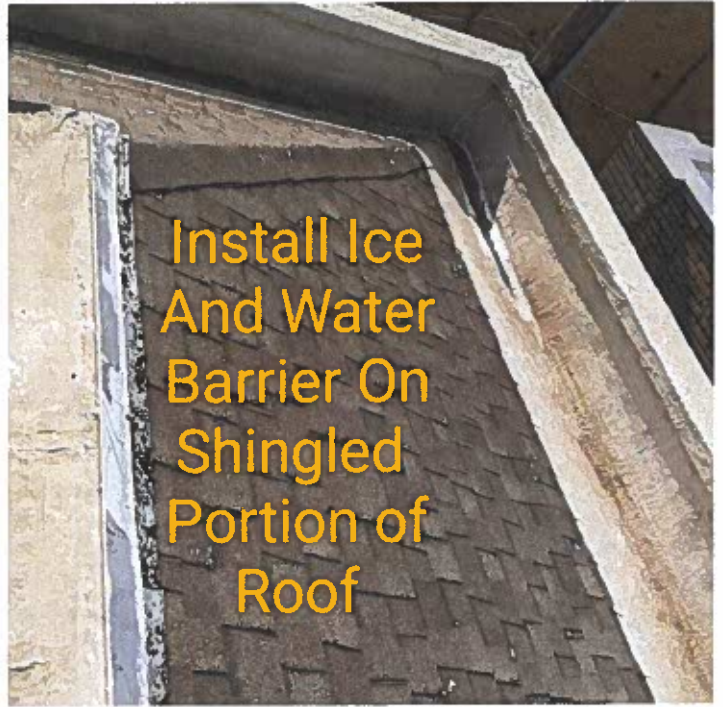
Apply GACO  
100% Silicone  
Roof Coating  
To Flat Part of  
Roof



Apply GACO 100%  
Silicone Roof Coating  
to Parapet  
Walls Around the Entire  
Building



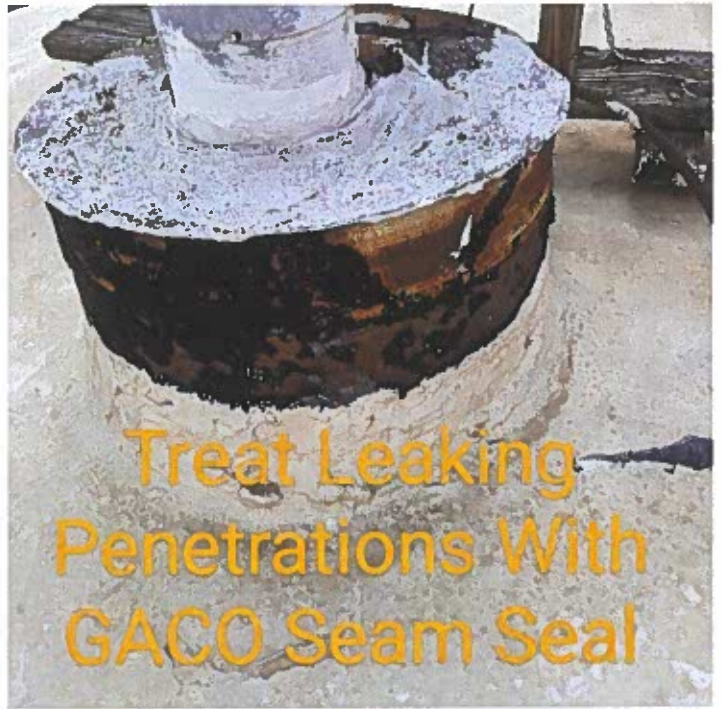




Install Ice  
And Water  
Barrier On  
Shingled  
Portion of  
Roof



Install IKO Cambridge  
35-Year Shingles  
Over Ice And  
Water Barrier



Treat Leaking  
Penetrations With  
GACO Seam Seal





Install Lightweight  
Roof Access Cover

# PROJECT PULSE

## THE HEARTBEAT OF OUR TOWN



### PROPERTY OWNER AND RETAILER RESOURCE SESSION

JULY 22 | 5 - 7 PM | THE VENUE TAYLOR

115 W 2ND ST, TAYLOR, TX 76574



Connect



Empower

# PROJECT PULSE

## THE HEARTBEAT OF OUR TOWN



### PROPERTY OWNER AND RETAILER RESOURCE SESSION



#### Empower

Obtain information about available initiatives and programs in place to support independent retailers and property owners



#### Connect

Network with representatives from:

- Taylor Economic Development Corporation
- Taylor Chamber of Commerce
- Taylor Main Street
- SCORE (Small Business Mentoring Program)
- The Small Business Development Center
- Frost Bank



**JULY 22 | 5 - 7 PM | THE VENUE TAYLOR**

**115 W 2ND ST, TAYLOR, TX 76574**



TEXAS STATE  
UNIVERSITY



Frost

REGISTER NOW



# PROJECT PULSE

JULY 22 | 5 - 7 PM | THE VENUE TAYLOR

115 W 2ND ST, TAYLOR, TX 76574



## 5:00 pm - Empower

Obtain information about available initiatives and programs in place to support independent retailers and property owners

- 5:00 - Shannon Black of Score
- 5:15 - The Small Business Development Center
- 5:25 - Alan Alanis from Frost Bank
- 5:45 - Tia Stone, Taylor Chamber of Commerce
- 5:50 - Regina Carlson, Taylor Economic Development Center
- 5:55 - Jan Harris, City of Taylor - Main Street



## 6:00 pm - Connect

Network with representatives from:

- Taylor Economic Development Corporation
- Taylor Chamber of Commerce
- Taylor Main Street
- SCORE (Small Business Mentoring Program)
- The Small Business Development Center
- Frost Bank

**DOOR PRIZE  
INFOR HERE**



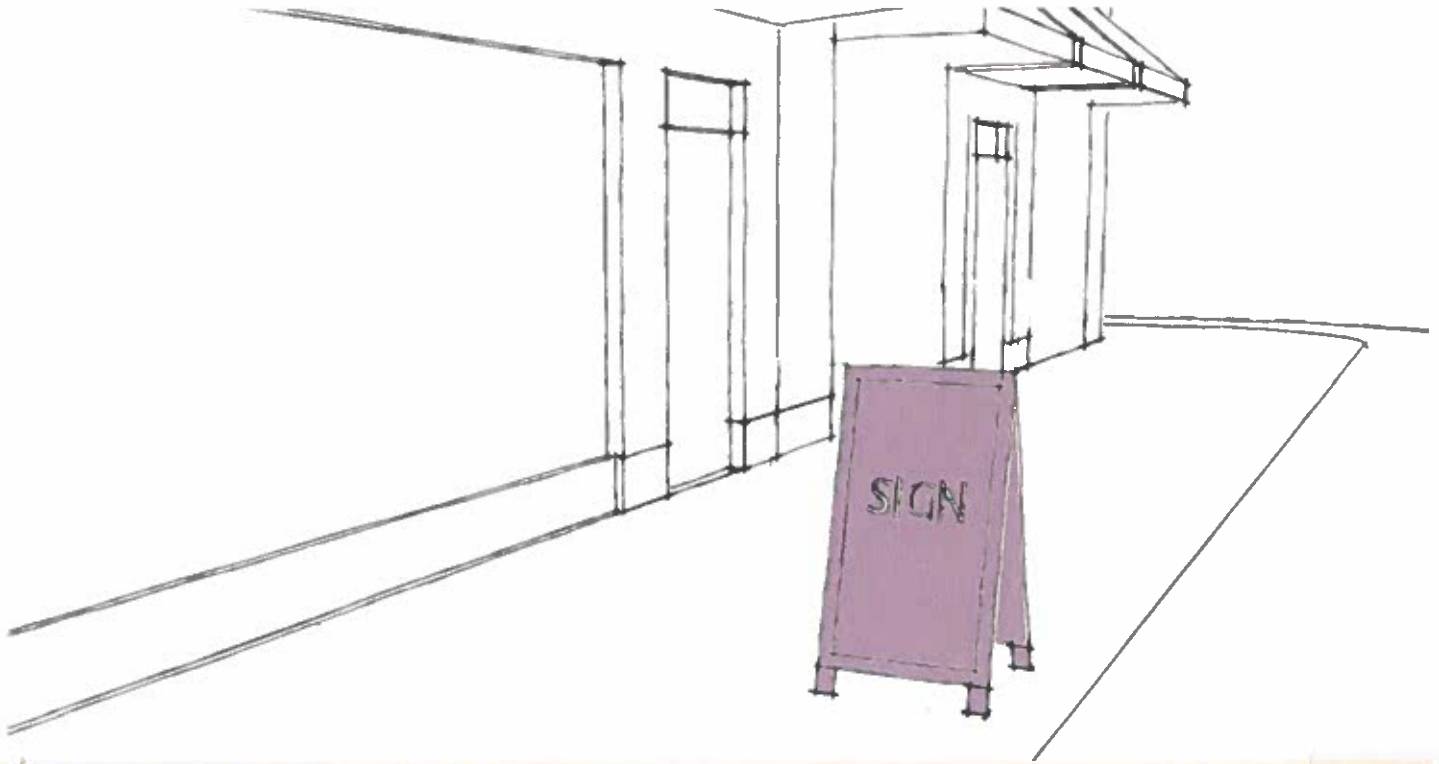
TEXAS STATE  
UNIVERSITY



**Frost**

### 5.10.7.9 SIDEWALK SIGN

**DESCRIPTION:** A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.



#### SIDEWALK SIGN SPECIFIC STANDARDS

- (1) Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.
- (2) Sidewalk signs shall be removed at the close of business each day.
- (3) One (1) sidewalk sign shall be permitted per business with a valid certificate of occupancy at that location.
- (4) Sidewalk signs shall not exceed four (4) feet in height or three (3) feet in width.
- (5) Sidewalk signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.
- (6) Sidewalk signs must be weighed down to prevent tipping, collapsing or being blown away.
- (7) Sidewalk signs shall not be left out on the sidewalk overnight.

#### SPECIFICATIONS

|                 |                         |                      |                     |
|-----------------|-------------------------|----------------------|---------------------|
| <b>QUANTITY</b> | 1 per building maximum. | <b>PROJECTION</b>    | 3 feet maximum.     |
| <b>AREA</b>     | 12 square feet maximum. | <b>CLEARANCE</b>     | 4 feet maximum.     |
| <b>WIDTH</b>    | 3 feet maximum.         | <b>LETTER HEIGHT</b> | N/A                 |
| <b>HEIGHT</b>   | 4 feet maximum.         | <b>APEX</b>          | 4 feet maximum.     |
|                 |                         | <b>ADDITIONAL</b>    | See 5.10.7 & 5.10.4 |

## Grants

Grants- reallocation of grants for 2025 FY to include emergency funds

Results of research on the Texas and National Main Street Listservs and Data Bases:

### 1. Examples of Local Main Street Small Business Grants

#### a. Main Street on the Move Flex Grant

Who: Kennesaw (GA) Main Street – DDA

What: Grant program for projects that will enhance productivity, expand or improve business processes, improve service delivery, support business expansion, or improve business facilities/infrastructure.

How Much: \$500-\$2,500 - Grant amounts are discretionary and will be awarded based on need and potential impact.

Requirements: Grant is reimbursable and requires a 50% match.

Applicants must submit valid expense receipts for the approved project to receive payment.

Eligible Projects:

- o Purchase of new equipment to expand/improve business processes or increase production
- o Purchase of software or technology products to improve business efficiency/ processes
- o Capital expenses related to facility renovation/expansion (includes signage)
- o Technical assistance (consultant fees, etc.) for the development of new or alternative revenue streams, expanded marketing opportunities, brand development or other business needs
- o Capital expenses related to façade improvement
- o Capital expenses related to major equipment purchases necessary for production or service delivery

#### b. Digital Marketing Grant

Who: Greenwood (SC) Main Street

What: Grant for business owners who desire to create or make improvements to the digital presentation of their business.

How Much: \$2,500/business – annual budget of \$25,000

Requirements: Agree to complete project in a timely manner:

60 days from acceptance to retain services on the project

Complete the project within 180 days

Product or service must be used by the applicants for at least 3 years, or all proceeds must be refunded to the City of Greenwood.

Eligible Projects: Creating or improving a business' digital presentation

#### c. Start-up Business Grant Program

Who: Hamilton (TX) EDC

What: designed to support entrepreneurship, which will result in additional business activity in the City of Hamilton.

How Much: Annual budget is \$30,000 – no usual grant amount listed

Requirements:

Complete business plan

Eligible Projects: No stated. The grants are awarded at the discretion of the Hamilton EDC.

d. Marketing Assistance Grant

WHO: Elgin (TX ) Main Street

WHAT: Grant to help offset the costs of increased online presence and/or marketing for DT businesses

HOW MUCH: \$100/quarter reimbursement – 1 year term

REQUIREMENTS:

Reimbursement grant

Receipts must be submitted by the quarterly deadline

ELIGIBLE PROJECTS:

Marketing and/or advertising efforts to promote the business

2. Rental Assistance Grants

a. Cannot find any local Main Street Program grants to help existing businesses with rent payments.

b. There were 3 Main Street Programs which offered Rental Assistance to new businesses or those existing businesses which want to expand their footprint: Taylor was one of these. None are currently in existence.

## Elgin Main Street Program Marketing Assistance Grant Application, v4.0

To support Elgin's downtown district, the Elgin Main Street Board is providing a reimbursement grant to offset the costs of increased online presence and/or marketing.

Businesses may apply for up to \$100 a month to support developing an online presence, and/or marketing materials to enhance their business efforts. Fees to attend networking events are not included.

Receipts are eligible for reimbursement starting in the month the application is submitted. Receipts may not be submitted for expenses in months prior to the application submission. **Receipts submitted more than 30 days after the deadlines listed will not be processed for reimbursement.**

Itemized receipts **must be** submitted every quarter. Maximum is \$100 per month reimbursement. Fiscal year starts \*October 1st, we cannot process payment for invoices in the prior fiscal year.

January, February, March receipts due **April 1st**

April, May, June receipts due **July 1st**

July, August, September receipts due **\*September 25th (prior to new fiscal year)**

October, November, December receipts due **January 1st**

Initial applications go to the Main Street Advisory Board for approval. **After the initial application has been approved, please submit quarterly receipts by email to: [kristina.alvarez@elgintexas.gov](mailto:kristina.alvarez@elgintexas.gov) and please copy [andrea.taylor@elgintexas.gov](mailto:andrea.taylor@elgintexas.gov)**

**FILL OUT IN GOOGLE FORMS**

# DOWNTOWN GIFT CARDS - YIFTEE VS MICONEX



[Products](#) [Our Customers](#) [Buy a Gift Card](#) [Check Gift Card Balance](#) [Help Center](#) [Yiftee News](#) [Login](#)

## In a Nutshell



### Pricing: no cost to community organizers or merchants

Free to set up and operate. Card buyers or sponsors pay a small eDelivery fee per gift purchased



### Set up easily in under an hour

Design your Community Card webpage with ease and invite the merchants you want to participate in your program



### No accounting or financial management necessary

Card redemption is powered by Mastercard® to securely pay participating merchants

MICONEX

[Gift Cards](#) ▾

[Loyalty](#)

[About Us](#)

[Case Studies](#) ▾

[Latest News](#)

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## HOW IT WORKS:

A Downtown Gift Card is a prepaid Visa which can be spent at registered businesses only. Both national brands and independent businesses can easily accept Downtown Gift Cards with no additional equipment required. Cards are issued as either physical cards, or digital cards which can be spent using Google and Apple wallets.

### How to create your own Downtown Gift Card

Backed by our experienced implementation team, we'll support you to introduce your program:

#### Design

Design your Gift Card to reflect your brand and place

#### Register

Register businesses using a simple one time process

#### Set up

Set up online and in person sales channels



VISA

Apple Pay

Google Pay

## YIFTEE

- Card buyers pay a \$1 + 5% card value eDelivery fee, this pays for the card
- Can be used anywhere in the downtown - businesses just have to register as a participating business
- This is a digital card, that has to be typed in at purchase

## MICONEX

- Physical Card, is swipe-able
- Start up cost of \$16,030.00, \$7200/yr after
- Comes with marketing package for roll out
- No cost to consumer
- Is attached to its own website

## MAIN STREET VOLUNTEERS



A social media post for getting folks interested in supporting downtown beyond shopping. Get them involved with:

- Any planters that need maintenance
- “Keep Downtown Beautiful” trash pickup meetups (like Parks does)
- Influencers to post about spending time (and money!) downtown
- Artists: create paint-by-number boards and have a painting party (or any other way for folks to get creative as a community)
- Info in empty store windows: history of building, local art installations, local nonprofit info, shop/art vignettes with signage
- Business incubator: connect micro-business owners with property owners who are able to open their space for pop-ups (separate/long-term project)

Potential names:

- Taylor Community Helpers
- Main Street Support Squad
- Downtown Taylor Task Force
- Main Street Movers
- Downtown Taylor Advocates
- Main Street Allies
- Main Street Helping Hands
- Downtown Quack Pack
- Taylor Duck Brigade
- Main Street Duck Patrol
- Downtown Duck Guardians



<https://forms.gle/akJKNuvrFCWj6rC1A>



# VOLUNTEER TOOLKIT

## MICHIGAN MAIN STREET



CONTENT

Volunteer Identification..... 3

Volunteer Recruitment ..... 4

Volunteer Orientation ..... 5

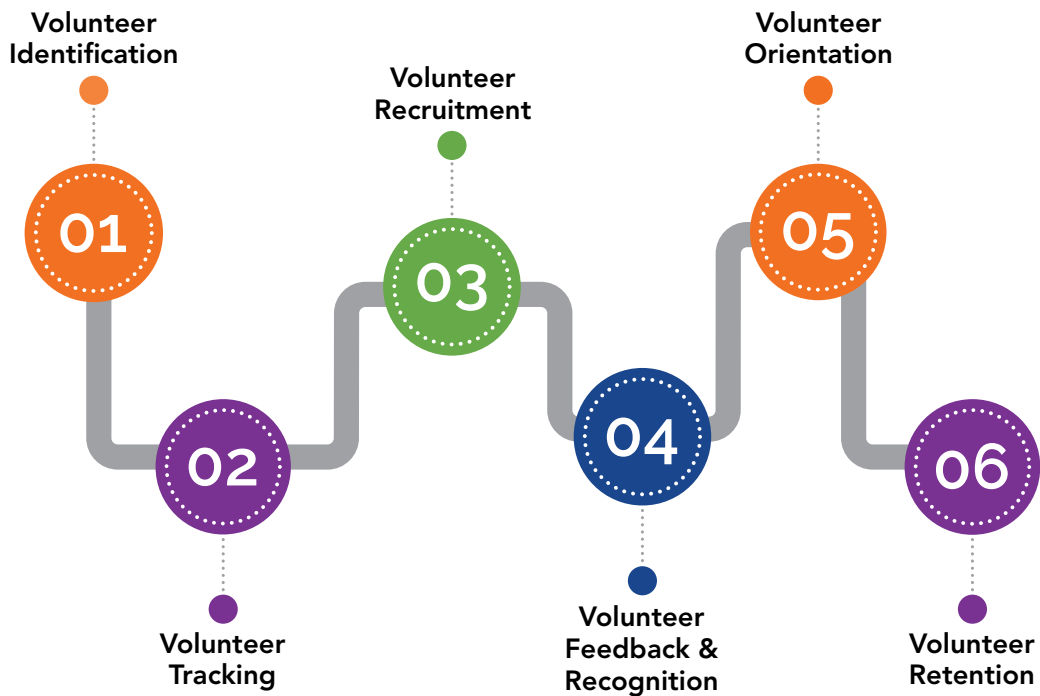
Volunteer Data Management and Tracking ..... 6

Volunteer Retention: Evaluation, Recognition and Appreciation ..... 7

HOW TO USE THIS TOOLKIT

This toolkit contains information that can guide your Main Street organization’s efforts for volunteer management in five key areas: identifying volunteers, recruiting volunteers, orienting volunteers, monitoring volunteer activity and retaining volunteers. Each section includes best practices and tools related to that key area.

The best practices are listed to help inform your organization’s board and committee members about volunteer management. Each tool listed has a corresponding explanation for how to use the tool and is linked (via hyperlink) to the physical worksheet or template that can be adjusted to meet your organization’s needs.



**Credits**  
Many of the best practices are credited to: Ken Culp, III, Ph.D., who presented a workshop entitled “Positioning Main Street Programs for 21st Century Volunteers” at the 2019 Main Street Now Conference on March 26, 2019.

The tools within this toolkit were created by and/or adapted from the “Main Street Colorado Volunteer Management 2017 Toolkit.”

Special thanks to Lindsey Dotson, executive director, Charlevoix Main Street, and Jill Tewsley, executive director, Milan Main Street, for serving on the Michigan Main Street Volunteer Toolkit Steering Committee.

# VOLUNTEER IDENTIFICATION

## Best Practices

- Annually evaluate the efficiency of your organization's volunteer management program.
- Annually assess your organization's volunteer needs.
- Provide a *simple* interest form online and at events to allow prospective volunteers to contact your organization about volunteer opportunities.
- Create a readily available inquiry response email that can be sent quickly after receiving an inquiry from a prospective volunteer.

## Tools

### Volunteer Needs Assessment

- The Main Street Board can use this worksheet to define the overall culture of volunteerism within your Main Street program and set goals for volunteer engagement within your community.

### Volunteer Program Evaluation

- The Main Street board and/or organization committee can use this tool annually to evaluate the existing conditions of your Main Street program's volunteer management program. The results of the evaluation will provide a good starting point for identifying and prioritizing areas of improvement.

### Identifying Volunteer Opportunities

#### Worksheet Activity

- The Main Street Board and/or all your program's committees can use this worksheet annually to define their volunteer needs through outlining existing projects/programs and potential projects/programs and identifying the projects/programs that volunteers can help accomplish.

### Volunteer Interest Card

- The Main Street Board and/or all of your program's committees can use this interest card at events or online to gauge interest of prospective volunteers and gather contact information from them.

### New Volunteer Inquiry Reply Template

- This template can be customized and used to respond to inquiries from potential volunteers.



# VOLUNTEER RECRUITMENT

## Best Practices

- After receiving an inquiry, set up an informal first date to get to know the skills and interests of the prospective volunteer and allow them to ask questions about the organization with the goal of reaching a second date.
- At the second date, discuss the volunteer needs and opportunities available within your organization. If there is a proper fit, ask the individual to volunteer and provide the position description and volunteer application.
- **Ask** people to volunteer! Shift the way your organization asks for volunteers by focusing on the **cause** and **outcomes** of your organization.
- Assume that “no” means “not right now.” Continue asking individuals to volunteer when an appropriate opportunity comes along.
- Create position descriptions with fun, exciting titles to encourage recruitment of individuals to specific roles based on their interests and skill-sets.
- Integrate flexibility into your volunteer opportunities. Recruit volunteers to short-term project teams or individual tasks rather than long-term committee commitments.
- Do not rely solely on general announcements to get results. Create a volunteer recruitment team to make personal asks.
- Allow for virtual volunteering. Identify tasks that can be accomplished off-site so that individuals can volunteer even if they do not have time to volunteer in-person.
- Develop a more detailed volunteer application and make the application available online.
- Create a volunteer waiver of liability and photo release form. Consider integrating the form into your volunteer application if possible.
- Screen volunteers if they are interacting with a vulnerable population (children, elderly, etc.) or if they are dealing with money or sensitive information.
- Consider incentivizing volunteer participation through developing a program that rewards volunteer activity with tangible incentives (apparel, gift cards, discounts, etc.)

## Tools

### Recruitment Concepts and Ideas

- This document provides several tips and tricks for recruiting volunteers effectively.

### Finding Volunteer Worksheet

- Each board and/or committee member should complete this worksheet to help identify new volunteers. Once complete, post all the names together on a wall, develop a plan to recruit each individual and ask board members and committee members to make the volunteer requests.

### Volunteer Position Description Template

- All committees should complete a position description so the organization can post and advertise all volunteer needs.

### Volunteer Request Form Template (internal from committees to volunteer management team)

- This is an internal form for your organization. Any committee that is seeking a volunteer should complete this form and submit it to the organization committee or the committee in charge of volunteer management.

### Volunteer Application Template

- This template can be used by your organization to develop a volunteer application that all prospective volunteers will complete.

### Board Member Letter of Commitment Template

- The Main Street Board can use this template to develop an annual letter of commitment that each board member completes upon being appointed to the board and every year thereafter.

### Volunteer Interview Form/Questions Template

- Your organization can use these sample interview questions throughout the process of recruiting a volunteer, starting with the informal first date to the more formal application process and assignment of the volunteer to a specific position.

### Screening Concepts and Ideas

- This document provides tips and tricks for developing volunteer screening protocols and identifying the appropriate interview process.

### Volunteer Reference Letter Template

- Your organization may choose to require that a reference letter be submitted along with a volunteer's application. This could be an option for higher-level volunteer positions, committee chairs and board member positions.

### Volunteer Waiver of Liability and Photo Release Template

- Your organization can use this template as a guide for developing a volunteer waiver of liability and photo release. Your insurance company and/or municipal attorney should approve the final waiver to ensure it meets their needs and standards.

# VOLUNTEER ORIENTATION

## Best Practices

- Create a volunteer handbook that explains all the key information about your organization and volunteer must-knows. Provide the handbook to volunteers once they have completed their application and are matched with a project and/or committee.
- Conduct an individual and/or group volunteer orientation meeting. Share the focus and strategic direction of your organization to inspire volunteers and instill passion. Highlight the payoffs and outcomes of volunteer efforts.
- Demonstrate a collaborative team spirit to excite volunteers about their decision to participate.
- Develop a volunteer mentor or buddy system so that new volunteers have a contact to ask questions and can feel a connection to others within the organization.
- Host an annual meeting so that volunteers continue to feel passionate about your Main Street organization's mission and can see the overall impact of your organization's work in the community.

## Tools

### Main Street America Volunteer Handbook Template

- Use this skeleton document to develop your organization's volunteer handbook. This document has a detailed outline of information that can be included in your handbook.

### Michigan Main Street Board Performance Guidebook

- This manual is designed to provide you with tools, templates and resources to guide the development of your organization's board.

### Suggested Content for Board Manual

- This document provides additional recommendations for information that can be included in a short manual that can be used for your organization's board member orientation.

### Local Main Street Program FAQs Sheet

- This sheet can serve as a template for developing a quick reference guide of answers to frequently asked questions about your Main Street organization.

### Sample Volunteer Orientation Content Colorado Main Street Template (PowerPoint)

- This presentation provides an outline of information that should be included when conducting an orientation session for your volunteers, no matter what form that may come in (larger presentation, individual meetings, etc.).



# VOLUNTEER DATA MANAGEMENT AND TRACKING

## Best Practices

- Use technology to help manage and communicate with volunteers. Examples include free or subscription-based software for management (Maestro, Volunteer Local, Sign-up Genius, etc.), text messages and email for communication and social media for connecting with volunteers.
- Create a single database to track volunteers. Microsoft Excel can be used to simply track volunteer information. Information to collect for each individual volunteer includes name, address, phone number, email, emergency contact, interests, and special skills.
- Consistently track volunteer hours. Take attendance or have a sign-in sheet at committee/project team meetings. At events/activities count the number of volunteers and multiply by the number of hours the event/activity lasted (you may need to do this several times throughout the event/activity if there are multiple volunteer shifts).
- Calculate the value of a volunteer's contribution in time and talent at \$24.85, the hourly rate for Michigan-based volunteers, which changes yearly (<https://independentsector.org/value-of-volunteer-time-2018/>).

## Tools

### Volunteer Database Template

- Your organization can use this template to manage your list of volunteers and track volunteer activity. This template includes recommended information your organization should collect for each individual volunteer.



# VOLUNTEER RETENTION: EVALUATION, RECOGNITION and APPRECIATION

## Best Practices

- Discover what motivates volunteers to participate and ensure your organization is meeting their needs for continued participation. Mobilize the volunteers to accomplish what they are passionate about.
- Become a volunteer coach: nurture and encourage the volunteers to succeed in managing their projects, events and committee. Divide big tasks for projects or events into manageable goals with multiple checkpoints.
- Empower volunteers to be decision makers through allowing them to take ownership of their project, event or committee. Allow the volunteers to make key decisions and report on the progress they are making.
- Consider redefining your organization's meeting structure. Conduct shorter meetings that are task/project focused rather than long committee meetings with a large agenda to cover.
- Always make tasks enjoyable. Hire out the non-glamorous tasks (such as picking up garbage, emptying trash cans, setting barricades, etc.)
- Be available to volunteers to hear questions, provide feedback and listen to any concerns. Give feedback to volunteers more than once per year through regularly checking in with them individually to ask about their experience and discuss their performance.
- Hold volunteers accountable and share the impact of their efforts.
- Ask volunteers about their experiences and for feedback on improvement. Maintain high standards and expectations for your organization and volunteers.
- Appreciate and recognize your volunteers' work through a series of gestures, both small and large. Ideas include thank you notes, coordinated social events/outings in your downtown, providing snacks, and a yearly volunteer reception.
- Provide professional development and educational opportunities to the volunteers. Send volunteers to conferences and trainings.
- Position volunteers to move up within the organization, from project volunteer to project/committee chair, and eventually to board member.



## Tools

### Volunteer Check-in Guideline Form Template

- Your organization can use these questions to informally check-in with volunteers throughout the year.

### Volunteer Experience Evaluation Template

- Your organization can use this evaluation template to gather formal feedback about your volunteer management program and individual volunteer experiences. The results can help

inform your organization about areas needing improvement.

## Appreciation and Recognition

### Ideas and Suggestions

- This document provides tips for recognizing volunteers and provides examples your organization can use for your volunteer appreciation efforts.

# A NEW TAKE ON



Colin Edgell, owner of Whitecap Outdoor Consignments, was one of the two winners in Cambridge's Holiday Pop-Up Project.

## Store Giveaway Contest Takes Aim at Downtown Vacancies By Jim Duffy, Cambridge Main Street

Most folks associate short-term pop-up stores with shopping malls, not historic downtowns, but the Main Street program in Cambridge, a city of 10,000 on Maryland's Eastern Shore, set out to see whether a variation on the pop-up concept might generate holiday excitement and perhaps help reduce vacancies.

Conceived by Cambridge Main Street Board President Phil Feldman, the Holiday Pop Up Project (H-PUP) sounds a bit like a reality TV show, and it is — only without the cameras. Feldman proposed running a contest in which would-be entrepreneurs could apply for the chance to test out retail business concepts rent-free during the 2010 holiday season in November and December.

I admit that I had doubts about the project at first. The timeframe to put such a contest together seemed short. Would a property owner really play along? What if we didn't get any good applications — or worse yet, no applications at all?

Feldman focused on the upside. Every phone call that came in would be from a prospect we could work with going forward, whether the caller decided to enter the contest or not. That could help our Main Street program boost its progress on a top priority — reducing vacancy rates that were still too high at 25 percent.

Plus, Feldman felt that adding two new stores could generate excitement and foot traffic during the critical holiday season. And if the contest garnered media attention, H-PUP might help brand downtown Cambridge in its region as a place that goes the extra mile to help entrepreneurs. In late September, Feldman and I met with property owner Bill Harrington. We invited Harrington not only because his vacant storefronts occupied a key location in the downtown, but also to pursue another of our organization's priorities — building stronger partnerships with select property owners whom we felt might be skeptical of the Main Street approach and with whom we had not successfully partnered before.

Harrington peppered us with questions and concerns — would he have a voice in choosing winners? What types of businesses were we hoping to land? What would be his expenses? In the end, despite lingering doubts about whether the program would attract businesses built to last and capable of paying market rents, Harrington agreed to give the program a shot, as long as the winners agreed to cover utility costs and licensing fees.

The next day, press releases announcing H-PUP went out to regional media. The first call I fielded was from a television reporter asking if she could come to Cambridge the next morning. Over the next few weeks, the H-PUP program was featured on TV newscasts on six different occasions.

Overall, the contest drew 15 expressions of interest and six formal applications. The two winners were announced in late October. One was Whitecap Outdoor Consignments. Owned by Colin Edgell, the shop offers consignment merchandise in the outdoors and sports category — hunting gear, team sports equipment, boating supplies and accessories, clothing, and other products.

In a retail environment where dollar stores and high-quality consignment shops have done reasonably well, all things considered,



Dennis Napolitan, owner of Malina Custom Leather, handcrafts high-quality leather goods, ranging from purses and belts to briefcases, on-site.

Harrington, Feldman, and I found this concept really appealing.

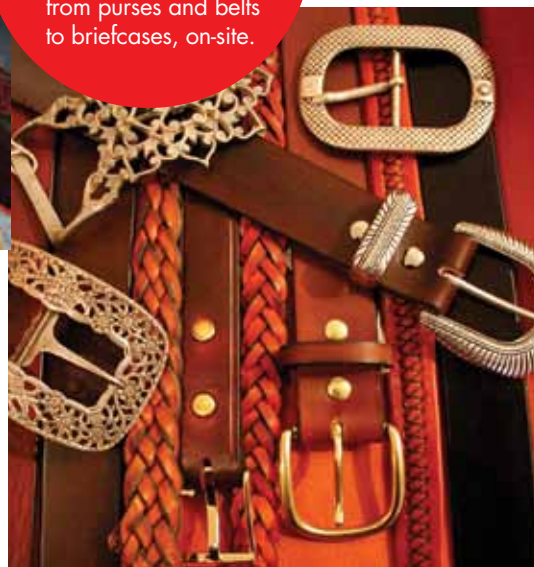
Most recently, Edgell had been working as a chef. But he also had extensive professional experience working at boatyards and marine suppliers. It turned out this was a concept he'd been mulling over for years and our contest gave him an unexpected opportunity to test it out in the real world. He staffs the store himself, with a little help from his dog, Teak.

"One of the great reasons for living on the Eastern Shore is all the amazing boating, kayaking, and hunting opportunities available here," Edgell says. "But there aren't any stores that are really focused on providing affordable options in this area. I thought this concept would have strong appeal to local residents and visitors alike, especially in this economy, and everything that's happened so far has me continuing to believe that."

The other winner, Malina Custom Leather, offers retail sales in the atmosphere of an artisan's workshop. The focus is on high-quality leather products — everything from purses to portfolio covers and belts to briefcases. The business's tagline is "Every Stitch By Hand," and the inventory is created on site by Dennis Napolitan, a craftsman who used to be a partner in the chain of D'Naz Leather shops that formerly operated in New York City. The store also features works by a local photographer, Lisa Krentel.

More recently, Napolitan had been working in the antiques field. He co-owned a downtown shop that was gutted by a 2008 fire. Since then, he had been supplying leather goods to local art galleries on a limited basis, but he hadn't really considered opening his own retail workshop until the contest surfaced. On the day the shop opened, Napolitan sold a \$600 handbag.

"I have to confess that when this opportunity came along, I thought it was likely to be a two-month project and that's it," says Napolitan. "But now I'm in my third month and I'm really excited about moving forward."



At press time in mid-January, both business owners were still engaged in lease negotiations with Harrington, but they are eager to move forward and become permanent operations.

Edgell reports that his biggest challenge at Whitecap has been finding enough consignment inventory to keep his shop looking full and vibrant at all times, especially after a busy weekend. He is negotiating with a major marine-supply and boat-accessories wholesaler to provide a line of new products to augment his used merchandise.

Through the Christmas season, Napolitan's bulletin board was strewn with yellow tickets representing custom orders for everything from simple belts to ornate holsters. He hopes someday to supply his merchandise to select stores in nearby cities, in addition to running his Cambridge shop.

H-PUP has exceeded my expectations, and Cambridge Main Street will look for opportunities to repeat the contest in the future. The next time around, however, we will be looking to launch the contest at least a month earlier and to work harder to make it simple and seamless for winners to get stores up and running.

We'll also look at offering a longer test period than two months. Giving away at least three months and possibly more might generate even more interest and additional applications. But overall, we're very pleased with how things went the first time around.

*Jim Duffy is the manager of the Cambridge Main Street program.*

# RETAIL WORKS

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# Clever window displays can tell a story, educate, entertain, lift spirits, and pull a community together.

## Setting the Stage

Vacant storefronts don't have to be a negative component to a downtown or mall. They are **windows of opportunity** and the perfect stage to creatively promote the available space or to showcase other businesses and events in the area.

Our team of display artists, designers and illustrators will help you transform your shuttered storefronts into works of art that get people talking and sharing!

Services include:

- on-site audits of window spaces
- designing the displays
- fabricating/procuring props
- creating graphics
- addressing lighting
- display installation
- maintenance of displays
- removal of displays

## Create Your Own Program

Our team can also provide guidelines to train your team and volunteers for boots-on-the-ground storefront activation. They discuss ways to get buy-in from absentee-property owners and not-so-interested landlords, how to conduct a window audit, address building requirements, how to create designs/themes for the windows, display necessities, lighting, signage, maintenance, removal and storage of props.

*Interested in setting up pop-up shops and retail incubators?*

We can help with these initiatives as well.

## Vacant Storefronts Portfolio



*Milwaukee BID*



*Bayside*



*Wishlist MKE*



*Fond du Lac*



*Whitefish Bay*

**THE LATEST / NEWS & STORIES**

# **MAIN SPOTLIGHT: WINDOWS OF OPPORTUNITY — THE TRANSFORMATION OF EMPTY STOREFRONTS ON MAIN STREET**

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**ARTICLE PUBLISHED** March 18, 2021

**AUTHORS**

**Lisa Morgen**  
Retailworks, Inc.

**SHARE**





*A window display for Diedrich Jewelers in Ripon, Wisconsin, designed by Retailworks, Inc. Photo credit: Retailworks, Inc.*

With winter solstice behind us, and spring just ahead, longer days and warmer temperatures have arrived. People are slowly coming out of hibernation and hopefully soon, our Main Streets will experience an increase in pedestrian traffic. Unfortunately, many downtown landscapes are still dotted with one too many empty storefronts. However, there are ways to turn these empty windows into “Windows of Opportunity.”

## **CREATIVE COLLABORATION**

Building owners, commercial developers, and business improvement districts all want to see their downtowns thrive. After all, Main Streets are the cornerstone of commercial businesses in this country. With the devastating toll that the pandemic has inflicted on the brick-and-mortar retail industry, now more than ever, it makes sense for these groups to work together to turn the lights back on in shuttered storefronts.

A vacant storefront is the perfect stage to creatively promote the available space or to showcase other businesses and events in the area. Furthermore, clever window displays can tell a story, educate, entertain, lift spirits, and draw attention to downtowns. It's time to transform these blank canvases into attractive and engaging windows displays through a visual storefront campaign.

## **SUCCESSFUL SITE SURVEYS**



Clever window displays can tell a story, educate, entertain, lift spirits, and draw attention to downtowns. Photo credit: Retailworks, Inc.

The first step to take is to identify the storefronts for the campaign: those empty storefronts that have several large windows and are situated in visible areas. Next, contact the property owners to see if they are interested in showcasing their storefronts for the campaign. Once this is done, set up a time to visit the space and do a visual inspection.

During the site visit, check for the following LACE features. There are additional items to look for, but these are some of the basic ones to evaluate.

- **Lights.** Are there any existing recessed ceiling lights or track lighting? If so, do they work? If not, are there any ceiling grids from which light fixtures could be hung? Are the lights on timers?
- **Accessibility.** Are you able to easily access the space and bring in display items and props?
- **Cleanliness.** Is the space clean? Are the windows clean, inside and out? If not, assign someone to clean the windows and space before props and displays are installed.
- **Electricity.** Are there electrical outlets and are they relatively close to the windows?

During this time, remember to take dimensions and good notes about the conditions of the windows and the interior of the space. Take photos so you can refer to them with other team members who are not present.

## SETTING THE STAGE

Vacant storefront campaigns can be a place for telling a visual story, short-term events, pop-up businesses, or branded to support a community's mission. To create an effective window display, it's advisable to work with an interior design firm and/or a visual merchandiser. Their professional eye and experience enables them to easily envision and create a captivating space. They may also have display fixtures and props available or know where to get them. Whether you're partnering with a firm or taking a DIY approach, here are some key elements to consider.

### **Want to Learn More From Retailworks, Inc.?**

Join us at the Main Street Now Conference where Retailworks, Inc., will be exhibiting in our virtual expo hall as well as leading a session on branding that will appeal to commercial district managers and small businesses alike! Led by President and Founder of Retailworks, Inc., Lyn Falk, their session "Does your Downtown Brand Experience Still Measure Up?" will guide you through how to define and celebrate a community-wide brand post-COVID. Walk away with a practical, tangible, and strategic plan that addresses the messaging, programming, and decorative elements for your downtown and individual businesses.

[Learn More](#)

**Telling a visual story.** Strive to create a three-layered look in the storefront. The layer furthest from the window should be some sort of backdrop that blocks from view the rear section of the empty space. This layer could be as simple as a curtain or large pieces of foamcore that have images painted or printed on them. The middle layer, which is in front of the backdrop, is where the main display items are placed. These items are the ones that depict the theme you have selected or the story you

want to tell. Finally, the third layer, consists of smaller props and/or custom vinyl graphics that are affixed to the windows. And of course, it's important to display a well-designed vinyl window sign with contact information of the leasing agent.

**Promoting Pop-Ups.** Empty storefronts can also be used as pop-ups. A recent survey indicates that 25 percent of retailers are investing in pop-up store locations. Due to their temporary location, pop-up stores have a "here today, gone tomorrow" existence. As a result, they provide an alluring, exclusive type of shopping experience and a sense of urgency to buy, which can lead to additional sales. Because of their temporary nature, pop-ups can be more creative and whimsical in design. What a perfect opportunity to get consumers to take notice and to create an Instagrammable moment for them! And what a wonderful opportunity for the retailer to drive up social media traffic and expand their brand.

**Planning for Mobility.** It's important to design the space so that the visual elements you place inside it are mobile. Make sure they are easy to disassemble and install again. This ensures that when a space is leased, the collection can be quickly moved to another empty storefront or location. A great way to get more bang for your buck!

## **DOWNTOWN MILWAUKEE, BID #21: AN ILLUSTRATIVE EXAMPLE**



Downtown Milwaukee (MKE), BID #21's storefront installations called attention to what the empty spaces could be.  
Photo credit: Retailworks, Inc.

"Activating vacant storefronts has proven to be a great utilization of our resources," said Beth Weirick, CEO of [Downtown Milwaukee, Business Improvement District #21](#), who recently had great success with an empty storefront installation. Working in collaboration with [Retailworks, Inc.](#), Downtown Milwaukee BID #21 transformed 17 windows at four downtown properties into eye-catching displays. These storefront installations called attention to prime real estate space as well as entertained passersby with illustrations of historic downtown buildings and vignettes of different kinds of businesses that could work well in the spaces.

Weirick noted the layers of impact these installations had: "First of all, it sends a message to our property owners and our brokers that we care—we see the opportunities, and we believe in them. On a secondary level, the activation provides delight and joy to our pedestrians which in turn provides a visually appealing and engaging experience. It then prompts people to use their imaginations of 'what could be' in that space."

Also placed inside each space were 2-D illustrations of some well-known Milwaukeeans, creating a lot of buzz. "Our most recent activation... engaged our

local celebrities in social media messaging to have some fun with the possibilities,” added Wierick. “It was a great call for action with our consumers and our downtown believers, thereby strengthening our social network.”

With the right resources, some collaboration, and a little imagination, empty storefronts can come alive, create positive results, and become vibrant community spaces that showcase Main Street opportunities!

InfrastructureandPublicSpacePlanning



## **Taylor Main Street Monthly Activity Report June 2024**

### **Downtown Property & Business Report:**

#### **Property:**

- Number of properties listed for sale: 10 (1 property a vacant lot & 1 under contract)
- Number of commercial properties listed for lease: \*20\**Note: some of these are small spaces within larger buildings with other occupied spaces*
  - Storefronts: 8
  - Office Spaces: 4
  - Restaurant Space: 4
  - Industrial: 1
- Number of residential properties listed for lease: 3
- Leased properties during reporting period: 1
- Sold properties during reporting period: 0 (1 under contract)

#### **Proposed Building Renovation Projects:**

- First National Bank building – 115-117 N. Main Street
- Taylor National Bank Building – 200 N. Main Street
- Eanes-Prewett Building – 119-121 E. 3<sup>rd</sup> Street
- 111 N Main Street

#### **Proposed New Construction Projects:**

- None

#### **Current Building Renovation Projects:**

- Heidenheimer Co. Wholesale Grocery Warehouses – 209 E. 1<sup>st</sup> Street – a State & Federal Historic Preservation Tax Credit project
- Richter Furniture Building – 115 W. 3<sup>rd</sup> Street – a State & Federal Historic Preservation Tax Credit project
- Old Presbyterian Church property – 114 W. 6<sup>th</sup> Street

#### **Current Construction Projects:**

- 202 W 2<sup>nd</sup> St

#### **Businesses:**

- New businesses in development: 1
  - Square footage: 756 SF
  - Property uses – coffee shop
- New businesses opened during reporting period: 0
  - Square footage:
  - Property uses:
- Businesses Relocating: 0
  - Property uses:
- Businesses Closed: 0
  - Square Footage: 0
  - Property uses – 0

**Community Outreach / Meetings Attended:**

- TIF #1 meeting – 6/18
- Main Street Advisory Board meeting – 6/18
- Downtown Master Plan Update Meeting – 6/12
- Historic Preservation Commission – no meeting
- Taylor Area Businesswomen – 6/25
- TAB Officers Meeting – 6/18
- Breakfast Bites – 6/12
- City Council – 6/13; 6/27
- Main Street Community Analytics Meeting – 6/10; 6/11; 6/26
- Project Pulse Meeting – 6/11; 6/18; 6/27
- Farmers Market Management Team Interviews – 6/13
- Walking Site Visits of Southside and Northside Taylor – 6/18
- Car Show Meeting – 6/20

**Local Business / Owner Visits:**

|                                       |                                                                |
|---------------------------------------|----------------------------------------------------------------|
| • John Jones – rehab of 117 N Main St | • James Davis                                                  |
| • Pastor Roja                         | • Site Visit with Casey Denton at 119-121 E 3 <sup>rd</sup> St |
| • Hayley's Grains                     | • Taylor Soap Bar                                              |
| • 74 Main Store                       | • Taylor Bike Co.                                              |
| • Western Darlin                      | • ALCHEMY                                                      |

**Pre-Application Meeting:**

- Taylor National Bank Building – 117 N Main St

**Building Project/Renovation Meeting:**

- First National Bank Building - 115-117 N Main Street

**Film Friendly Taylor –Film Events in Taylor:**

- Basil King – 6/1-6/3
- 6 Degrees – 6/15

**Professional Development:**

- TxMS Managers & Staff Retreat – San Angelo – 6/3-6/6

**Special Events Committee Meetings:**

- None

**Other Duties:**

- Development Team Meetings – Every Monday at 9am
- Updating Taylor property database on DowntownTX.org – ongoing
- Updating business information on Shopdowntowntaylortx.com and taylormadetexax.com

- 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

JULY 2024

| PROPERTY FOR SALE:                      | ADDRESS:         | OWNER/REALTOR                                                                                       | CONTACT INFO                                                                                                                                              | SQUARE FEET                                     | PRICE                                | STATUS              |
|-----------------------------------------|------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------|---------------------|
| McCrory-Timmerman & Titsworth Buildings | 201 N Main St    | CWYMRY Boyd II / Partner<br>Austin (Aaron Gill - 512-660-5682;<br>aaron.gill@partnersrealestate.com | Aaron Gill - Sr. Assoc (512-660-5682;<br>aaron.gill@partnersrealestate.com) -<br>Todd Mahler, Sr. VP (512-643-8071;<br>todd.mahler@partnersrealestate.com | 43,890 (building size)<br>30,834 (net rentable) |                                      | mixed use           |
| Brasfield Building                      | 202 N Main St    | Bo Brasfield                                                                                        | 512.947.5713                                                                                                                                              | 2,160/SF                                        |                                      | storefront          |
| Eanes/Prewett Building                  | 119-121 E 3rd St | Richard Torres / Bracket<br>McLain Commercial -<br>Jonathan Diamond                                 | <a href="tel:214-707-8009">214-707-8009</a>                                                                                                               | 9916 SF                                         | UNDER<br>CONTRACT<br>(CLOSES 9/1/24) | mixed use           |
| Threadgill Building                     | 401 N Main St    | Rick Northcutt                                                                                      | 512-914-7727                                                                                                                                              | 7,926 SF                                        |                                      | Potential Mixed Use |
| Butler Building                         | 402 E 4th St     | Nikolaus Mokry / Brad<br>Robbins - Top Notch<br>Properties                                          | <a href="mailto:brobbins@essexmortgage.com">brobbins@essexmortgage.com</a>                                                                                | 2,348/SF                                        |                                      | Service/utility     |
| Johan Borge's building                  | 405 S Main St    | Johan Borge                                                                                         | <a href="mailto:johanborge@gmail.com">johanborge@gmail.com</a>                                                                                            | 1800 SF                                         |                                      | zoned P4 - mixed    |
| Johan Borge's building                  | 407 S Main St    | Johan Borge                                                                                         | <a href="mailto:johanborge@gmail.com">johanborge@gmail.com</a>                                                                                            | 1450 SF                                         |                                      | zoned P4 - mixed    |
| Johan Borge's building                  | 409 S Main St    | Johan Borge                                                                                         | <a href="mailto:johanborge@gmail.com">johanborge@gmail.com</a>                                                                                            | 2000 SF                                         |                                      | zoned P4 - Mixed    |
| Fmr. Mechanic Shop                      | 500 W 2nd St     | Texas Funding Corporation /<br>Jerry Seay - TX Real Estate<br>Team                                  | <a href="tel:512.917.8558">512.917.8558</a>                                                                                                               | 4,000/SF                                        |                                      | Service             |

## TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

JULY 2024

| PROPERTY FOR SALE:      | ADDRESS:               | OWNER/REALTOR                                                  | CONTACT INFO                                | SQUARE FEET | PRICE | STATUS           |
|-------------------------|------------------------|----------------------------------------------------------------|---------------------------------------------|-------------|-------|------------------|
| vacant lot              | 703 N Main St          | Four Brothers Business Property Development LLC / Cruz Sanchez | <a href="tel:281.771.7898">281.771.7898</a> | 0.578 AC    |       | vacant land      |
| PROPERTY FOR LEASE:     | ADDRESS                | OWNER/REALTOR                                                  | CONTACT INFO                                | SQUARE FEET | PRICE |                  |
| 2nd & Main Lofts        | 102 E 2nd St; Loft 201 | 2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty     | 512.497.3697<br>juliedowns4@gmail.com       | 1430SF      |       | RESIDENTIAL UNIT |
| Cliff Olle Building     | 105 E 3rd St           | Cliff Olle / Julie Downs                                       | Julie Downs-512-487-3967                    | 3360 SF     |       | Restaurant       |
| Jason Simank Building   | 108 E. 2nd St          | Jason Simank / Julie Downs                                     | Julie Downs-512-487-3967                    |             |       | Storefront       |
| McCrory-Timmerman Lofts | 110 W 2nd St; Loft C   | CWMRY Boyd / Kelly Eddleman                                    | kellyeddleman@mc<br>crorytimmerman.co<br>m  | 2230 SF     |       | RESIDENTIAL UNIT |
| McCrory-Timmerman Lofts | 110 W.2nd St - Loft D  | CWMRY Boyd / Kelly Eddleman                                    | kellyeddleman@mc<br>crorytimmerman.co<br>m  | 2300 SF     |       | RESIDENTIAL UNIT |

## TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

JULY 2024

|                            |                        |                                                        |                                                                                                                 |                                                             |       |                |
|----------------------------|------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------|----------------|
| Richter Furniture Building | 111 W 3rd St           | Ryder Jeanes - CLD Realty                              | <a href="mailto:rjeanes@cldrealth.com">rjeanes@cldrealth.com</a><br><a href="tel:512.441.8888">512.441.8888</a> | Ste 200 (1829 SF)<br>Ste 300 (1829/SF)<br>Ste 500 (1245/SF) |       | Storefront     |
| Richter Furniture Building | 111 W 3rd St           | Ryder Jeanes - CLD Realty                              | <a href="mailto:rjeanes@cldrealth.com">rjeanes@cldrealth.com</a><br><a href="tel:512.441.8888">512.441.8888</a> | Ste 100 (2848 SF)                                           |       | <b>PENDING</b> |
| PROPERTY FOR LEASE:        | ADDRESS                | OWNER/REALTOR                                          | CONTACT INFO                                                                                                    | SQUARE FEET                                                 | PRICE |                |
| McCrary-Timmerman Building | 116 W 2nd St; Ste 105  | CWYMRY Boyd II / Kelly Edelman                         | <a href="mailto:kellyedleman@mc-crorytimmerman.com">kellyedleman@mc-crorytimmerman.com</a>                      | 600 SF                                                      |       | Office         |
| Peterson Building          | 119 W 2nd ; Suite B    | Nic Armstrong                                          | <a href="mailto:Taylor2ndst@gmail.com">Taylor2ndst@gmail.com</a>                                                | 850 SF                                                      |       | Storefront     |
| Taylor Press Building      | 211 W 3rd St; Ste 130  | East Wilco 95 LLC /                                    | Julie Downs-512-487-3967                                                                                        | 1898 SF                                                     |       | Office         |
| Ricardo Zuniga building    | 211 N Main ST; Ste B-2 | Ricardo Zuniga / Julie Downs-Tierra Grande Real Estate | Julie Downs-512-487-3967                                                                                        | 1497 SF                                                     |       | Office         |
| Ricardo Zuniga's building  | 215 N Main St          | Ricardo Zuniga / Julie Downs-Tierra Grande Real Estate | Julie Downs-512-487-3967                                                                                        | 1800 SF                                                     |       | Storefront     |

# TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

JULY 2024

|                                 |                                  |                                                                      |                                                                         |                                                                      |             |                                       |
|---------------------------------|----------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------|-------------|---------------------------------------|
| Luhn-Johns Building             | 217-221 N Main St<br>(1st Floor) | Ujjal Ghostagore/Julie Downs                                         | 512.203.7663<br>monica@luxonrealty<br>services.com                      | 2 spaces for rent:<br>Ste 221 - 2364 SF<br>and Back Bar - 1800<br>SF |             | Restaurant / Bar                      |
| Threadgill Building             | 401 N Main St                    | Rick Northcutt                                                       | 512-914-7727                                                            | 7,926 SF                                                             |             | Storefront                            |
| Johan Borge's building          | 405 S Main St                    | Johan Borge                                                          | 713-464-7656                                                            | 1800 SF                                                              |             | Restaurant                            |
| Texas Power & Light<br>Building | 407 N Main St; Ste A             | Rick Northcutt                                                       | 512-914-7727                                                            | 7,926 SF                                                             |             | Storefront                            |
| Industrial Building             | 601 W 2nd St                     | 606 Leander Georgetown<br>LLC / Darren Quick - Don<br>Quick & Assoc. | 512.255.3000                                                            | 58,600 SF<br>3.36 AC                                                 |             | Industrial                            |
| PROPERTY FOR<br>LEASE:          | ADDRESS                          | OWNER/REALTOR                                                        | CONTACT INFO                                                            | SQUARE FEET                                                          | PRICE       |                                       |
| Large Office Building           | 700 N Main St                    | TC Building One LLC / Dan<br>Reuter                                  | 512-991-2849                                                            | 2000-7202 SF                                                         |             | was \$3.49/SF                         |
| SOLD PROPERTIES                 | ADDRESS                          | PURCHASER                                                            | CONTACT INFO                                                            | PROPOSED USE                                                         | SALES PRICE |                                       |
| None                            |                                  |                                                                      |                                                                         |                                                                      |             |                                       |
| LEASED PROPERTIES               | ADDRESS                          | TENANT                                                               | CONTACT INFO                                                            | PROPOSED USE                                                         | LEASE \$    |                                       |
| Ricardo Zuniga building         | 211 N Main St; Ste B-<br>1       | Alexis Little                                                        | <a href="mailto:mslexilittle@gmail.com">mslexilittle@gmail.co<br/>m</a> | co working space                                                     |             | has CO                                |
|                                 | 210 E 3rd St                     | Ryan Lynch                                                           | allamericansales.co<br>m                                                | Retail - Thrift Type<br>Store                                        |             | All 'Merican Sales<br>- no CO app yet |

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT  
JULY 2024

| PROPOSED NEW CONSTRUCTION/MAJOR RENO | ADDRESS          | OWNER          | CONTACT INFO                                                                 | PROPOSED USE                  |  |                                                                                      |
|--------------------------------------|------------------|----------------|------------------------------------------------------------------------------|-------------------------------|--|--------------------------------------------------------------------------------------|
| First National Bank of Taylor        | 115-117 N Main   | John Jones     | Project Coordinator:<br>Jennifer Tucker;<br>Amazing Realty -<br>512-710-4000 | mixed-use                     |  |                                                                                      |
| Taylor National Bank Bldg.           | 200 N Main St    | Cissy Pierce   | <a href="mailto:chism@getchism.com">chism@getchism.com</a>                   | boutique hotel and restaurant |  | pre-app held 1/10; mtg w/ THC staff (MS Design & Tax Credit) 1/11 Tax Credit Project |
| Eanes-Presett Building               | 119-121 E 3rd St | Casey Denton   | <a href="tel:512.808.3483">512.808.3483</a>                                  | mixed use                     |  |                                                                                      |
|                                      | 211 N Main St    | Ricardo Zuniga |                                                                              | façade improvement            |  |                                                                                      |

## TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

JULY 2024

| NEW CONSTRUCTION/MAJOR RENOVIATION PROJECTS  | ADDRESS      | OWNER              | CONTACT INFO                                                                     | PROPOSED USE                                 |                    |                                                               |
|----------------------------------------------|--------------|--------------------|----------------------------------------------------------------------------------|----------------------------------------------|--------------------|---------------------------------------------------------------|
|                                              | 202 W 1st St | Jay McNabb         | <a href="mailto:jan.mcnabb@outlook.com">jan.mcnabb@outlook.com</a>               | Office space for contractors, etc.           |                    | One building with 4 subdivisions (offices and storage behind) |
| Heidenheimer Co Wholesale Grocery Warehouses | 209 E 1st St | Jeff Snyder        | 512.365.5346                                                                     | storage associated with Jeff's Resurrections |                    | Tax Credit Project                                            |
| Richter Furniture Building                   | 115 W 3rd St | Ryder Jeanes       | <a href="mailto:rjeanes@cldrealth.com">rjeanes@cldrealth.com</a><br>512.441.8888 | retail / office spaces                       |                    |                                                               |
| Historic Presbyterian Church building        | 114 W 6th St | Talbot Commons LLC | Doug Moss - dmoss@publicsketch.com; Julie Downs - juliedowns4@gmail.com          | restaurant/event center                      |                    |                                                               |
| NEW BUSINESS COMING ON LINE                  | ADDRESS      | OWNER              | CONTACT INFO                                                                     | PROPOSED USE                                 | # EMPLOYEES GAINED |                                                               |
| Ripple and Rose Coffee                       | 109 W 3rd St | Logan Leal         | 512-300-4654<br>rippleandrosecoffee@gmail.com                                    | coffee shop                                  | 2                  |                                                               |
| Haciendo Coffee                              | 114 W 6th St | Billy Wiginton     | <a href="mailto:billywiginton@gmail.com">billywiginton@gmail.com</a>             | coffee shop                                  |                    | Opening in August                                             |

## TAYLOR MAIN STREET PROPERTY BUSINESS REPORT

JULY 2024

| NEW BUSINESSES<br>OPEN                    | ADDRESS                    | OWNER         | CONTACT INFO                                                       | PROPOSED USE     | # EMPLOYEES<br>GAINED            |                      |
|-------------------------------------------|----------------------------|---------------|--------------------------------------------------------------------|------------------|----------------------------------|----------------------|
| the Little Collective Co<br>Work & Events | 211 N Main St; Ste B-<br>1 | Alexis Little | <a href="mailto:mslexilittle@gmail.com">mslexilittle@gmail.com</a> | co working space | 1                                |                      |
| BUSINESS CLOSING                          | ADDRESS                    | OWNER         | CONTACT INFO                                                       | FORMER USE       | # EMPLOYEES<br>LOST              | YEARS IN<br>BUSINESS |
| none                                      |                            |               |                                                                    |                  |                                  |                      |
| BUSINESS<br>RELOCATING                    | NEW ADDRESS                | OWNER         | CONTACT INFO                                                       | OLD ADDRESS      | # EMPLOYEES<br>GAINED OR<br>LOST |                      |
| None                                      |                            |               |                                                                    |                  |                                  |                      |
| BUSINESS BEING<br>SOLD                    | ADDRESS                    | NEW OWNER     | CONTACT INFO                                                       | OLD OWNER        | # EMPLOYEES<br>GAINED OR<br>LOST |                      |
| None                                      |                            |               |                                                                    |                  |                                  |                      |

**Main Street Special Events Coordinator Monthly Report  
June 2024**

**Event Planning:**

- 06.04/ 06.20/ 06.27 – Main Street Car Show Meeting
- 06.11/ 06.13 – Juneteenth Parade Meeting
- 06.11/ 06.18/ 06.27 – Project Pulse Meeting
- 06.11 – Martin Luther King, Jr Celebration Committee Meeting
- 06.26 – Mamma Jamma Coordination Meeting

**Special Events:**

- 06.08 – Taylor Second Saturday – Duck Days!
- 06.28 – Coffee with a Cop

**Special Events Permits Issued or Pending:**

- 06.19.2024 – Juneteenth Celebration (approved)
- 06.26.2024 – Taylor PRIDE (approved)
- 07.04.2024 – Taylor 4<sup>th</sup> of July Celebration and Fireworks (approved)
- 08.10.2024 – Michelle’s Hot Peeps Beet CC 5k (approved)

**Other Meetings Attended:**

- 06.03-06.07 – Texas Main Street Conference in San Angelo
- 06.12 – Breakfast Bites
- 06.13 – Farmer’s Market Management Interviews
- 06.13 – Miconex Downtown Gift Card Meeting
- 06.17 – Meeting with Mayor Ariola
- 06.18 – PAAB Presentation Prep
- 06.20 – LEAD Taylor
- 06.21 – Met with Ed Hile
- 06.26 – Met with Wish Pond (digital marketing)
- 06.26 – Public Arts Advisory Board Meeting
- 06.26 – City Council Meeting

**Business Visits:**

|                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Taylor Bike Company</li><li>• Hayley’s Grains</li><li>• Taylor Sporting Goods</li><li>• Curio Mrvosa Books &amp; Vintage</li><li>• Western Darlin</li><li>• ALCHEMY</li><li>• Neighborhood Bottle Shoppe</li><li>• Vintage Affaire</li><li>• Drip-n-Rip Vapes</li><li>• 2<sup>nd</sup> Street Station/La Scala</li></ul> | <ul style="list-style-type: none"><li>• 74 Man Store</li><li>• Netta’s Nook Antiques and Collectables</li><li>• Good Strangers</li><li>• KARCH Music</li><li>• The Light House Boutique</li><li>• Sweet &amp; Southern Finds</li><li>• Taylor Soap Bar</li><li>• The Spot</li></ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Product Info

MODE

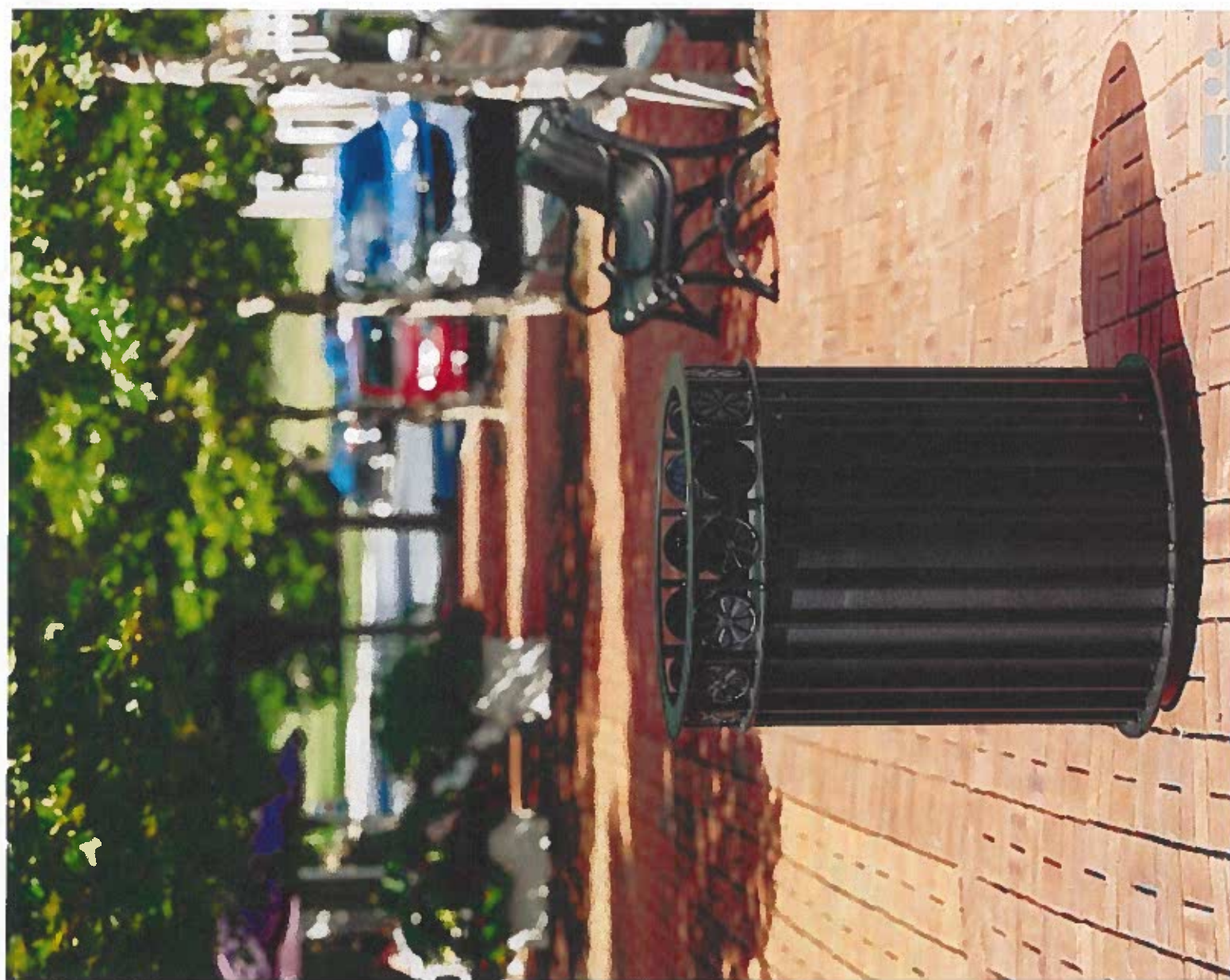
OPTIC

DRAM

Du Mor 102.32

+ 2040

272#



Bry Boord - Link 670r



Create a timeless moment.®



FC-12 \$1,225.00/ea

Vertical steel slats with bold circular detailing make this Concourse litter receptacle truly distinctive in design and concept.

## STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

RETURN TO STANDARD VIEW

## MATERIAL

Recycled Solid Steel Bar

- BICYCLE RACKS
- TABLES & CHAIRS
- BOLLARDS
- ASH RECEPTACLES
- PLANTERS & TREE GUARDS
- CHILDREN'S FURNITURE
- UMBRELLAS
- OPTIONS & ACCESSORIES
- PRODUCT SERIES
- LANDSCAPE ALTERNATIVES
- NEW PRODUCTS

Keystone Ridge

AT 3.32

41315.00

\$

153#

