AGENDA

CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD
TAYLOR CITY HALL CONFERENCE ROOM
400 PORTER STREET
TAYLOR, TX 76574
AUGUST 21, 2024, 5:00 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 July 17, 2024 Main Street Advisory Board regular meeting.
2. Receive the financial reports from the 100-524 Main Street Department Expenses account and the 123 Main Street revenue account as information *Jan Harris*

IV. REGULAR AGENDA - NEW BUSINESS

3. Review, discuss, and consider approving a Facade Improvement Grant request from Channing Kingery-Boles for the Howard Theater located at 306 N Main Street.
4. Review, discuss, and consider approving a Sign Grant application from Dr. Holly Brocato for Brocato Wellness located at 107 W 4th Street *Jan Harris*
5. Receive, discuss, and consider taking action as necessary on the Taylor Main Street Car Show report. *Ruby Fisher*

V. REGULAR AGENDA - CONTINUING BUSINESS

6. Receive the Main Street Program monthly Activity Report and the Business & Property Report

as information. *Jan Harris, Ruby Fisher*

7. Receive updates, discuss, and consider further action regarding a program to activate vacant storefront windows with pop-up business merchandise, local art, etc. *Jan Harris*
8. Receive, discuss, and take possible action on the Downtown Beautification Committee's report. *Jan Harris*
9. Receive, discuss, and take possible action regarding the Marketing Committee's report. *Jan Harris*
10. Receive, discuss, and take possible action on the Downtown Master Plan update. *Jan Harris*
11. Receive the report and take any action deemed necessary on the New Municipal Building Advisory Committee's report *Jan Harris*
12. Receive update from the OPEN banners project *Jan Harris*
13. Provide an update regarding the purchase of additional large downtown banners and hardware and hardware for the period light poles in downtown. *Jan Harris*
14. Suggestions of items for inclusion on future agendas. *Jan Harris*

VI. ADJOURN

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: August 16, 2024

Jan Harris, Main Street Manager

MINUTES

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

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

GUESTS PRESENT: Peter L'Heureux, Frances Sorrow, Brandt Rydell, Julie Rydell, and Steve Truex

STAFF PRESENT: Jan Harris, Main Street Manager and Historic Preservation Officer

I. CALL TO ORDER AND DECLARE A QUORUM – The meeting was called to order by Chairperson Moss at 5 pm with a quorum present.

II. CITIZEN COMMUNICATION –
Julie Rydell addressed the board regarding Radical Streetscaping which promotes shade, color, texture, and comfort in a downtown area. She is seeking support from the board through its update of the Downtown Master Plan to prioritize more natural settings in the downtown to reduce the radiant temperature and make the area more pleasing to residents and visitors.

III. CONSENT AGENDA

1. **Approve the minutes from the June 18, 2024 Main Street Advisory Board regular meeting** – ACTION ITEM: One correction: Jennifer Lopez is not a member of the Marketing Committee. MOTION: To approve the minutes from June 18, 2024 with the one change. J MCRAE / A MERVOSH / UNANIMOUS APPROVAL
2. **Receive the financial reports from the 100-524 MS Dept. Expenses account and the 123 MS Revenue account as information –** Manager Harris reviewed the financials with the board pointing out that there were no issues or concerns present in the reports. ACTION: The reports were received as information by the board.

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** – Members of the Taylor Conservation and Heritage Society is seeking a recommendation to City Council to allow them to install historic sign toppers listing the original street names for 1st-11th Streets. The signs would be 30" long with the main body being 6" high with a centered half circle increasing the overall height to 10". The proposed signs will be a medium blue with a train depicted in the half circle. These signs would be installed

between Talbot and Porter. An MOU (Memorandum of Understanding) would need to be approved by the Council to delineate the roles and responsibilities for this project.
MOTION: To recommend that the Council consider and approve the project presented by the Taylor Conservation & Heritage Society to install 30" rectangular blue street sign toppers with the original names of the streets in the downtown core (from 1st to 11th Street) and having a half circle embellishment centered on the top edge depicting a steam locomotive and the date "1876" below it on Talbot, Main, and Washburn Streets. Also, that a MOU will be developed and entered into by the City of Taylor, The Taylor Conservation and History Society, and TxDOT with the Society to fund the purchase of the sign toppers and City of Taylor staff to install them on the existing street signs. D MOSS / R RIVERA / UNANIMOUSLY APPROVED

4. **Review, discuss, and consider approving a Facade Improvement Grant from Channing Kingery-Boles for the Howard Theater located at 306 N Main Street** – The Façade Improvement Grant from Channing Kingery-Boles to repair the Howard Theater's roof was presented to the board. Neither the property owner nor the contractor was present to receive questions.
DISCUSSION: The board expressed concern that the proposed solution will not solve the problems with the roof and provide a long-term solution to prevent moisture from entering the theater. The board strongly recommends that a more complete roof repair be presented to the board for further consideration.
MOTION: To table the decision regarding the Façade Improvement Grant for the Howard Theater roof until a more complete picture of the proposed project can be obtained. J MCRAE / J LOPEZ / UNANIMOUSLY APPROVED

5. **Receive information, discuss, and take possible action regarding actions the Main Street Program can take to assist in business retention and recruitment** – Ms. Harris informed the board that members of the MSAB had sought input and information regarding ways to assist in the successful retention and recruitment of downtown businesses. She presented the following projects for further consideration by the board:
    - Project Pulse – a joint effort to present available initiatives and programs tailored to help small businesses succeed in Taylor. Participating partners include the Taylor EDC, the Greater Taylor Chamber of Commerce, SCORE, SBDC- Texas State Univ., and Frost Bank. This is scheduled for Monday, July 22nd from 5-7 pm at The Venue-Taylor.
    - A-Frame Signage – At the June meeting, the board discussed ways to make obtaining an A-Frame sign easier for DT business owners. Ms. Harris reported that while the board suggested that a 'blanket A-Frame sign permit" be pursued which would cover all DT businesses, each sign had to receive its own permit or be attached to an existing sign permit. She did report that all fees for A-Frame signage have been waived and that she will happily work with any downtown business owners who want to apply for a permit for a new A-Frame sign.
    - Ms. Harris presented the results of her research on grants available to assist small business owners. She had searched both the Texas Main Street and the National Main Street Center databases and discovered the following grants:
        - Main Street on the Move Flex Grant (Kennesaw (GA) Main Street / DDA) offers the grant for projects which will enhance productivity, expand or improve business processes, improve service delivery,

support business expansion, or improve business facilities/infrastructure.

  - o Digital Marketing Grant (Greenwood (SC) Main Street offers a grant for business owners who desire to create or make improvements to the digital presentation of their business.
  - o Start-Up Business Grant Program (Hamilton (TX) Economic Development Corporation) offers a grant designed to support entrepreneurship, which will result in additional business activity for the City of Hamilton.
  - o Marketing Assistance Grant (Elgin (TX) Main Street) offers a grant to help offset the costs of increased online presence and/or marketing for Downtown Elgin businesses.

- o Rental Assistance Grants – Ms. Harris found that there are no Main Street Programs across the nation which are offering rental assistance grants.

Ms. Harris recommended the Elgin Marketing Assistance Grant to the board as a viable option to assist DT businesses increase their visibility to shoppers.

The board suggested that a "Brain Storming Session" be held with downtown business owners at The Venue – Taylor where the Main Street Advisory Board would field questions and concerns regarding what they would like to see as available assistance programs offered to them.

ACTION ITEMS: Staff are to have several flip charts available for use at the session to enable attendees to write down their needs, concerns, and options.

Staff will present the board in August with proposed dates/times for this upcoming event.

ACTION: No further action was taken by the board.

6. **Receive information, discuss, and take possible action regarding instituting a program to recruit and retain volunteers for committees and special events** – Ms. Harris reported that a board member had asked for staff to present suggestions for attracting volunteers to committee work and special events. Ms. Harris showed the board the draft flyer Ms. Fisher had developed along with suggested names for the volunteer cadre. Ms. Harris shared the Michigan Main Street volunteer toolkit which contained valuable information and templates that we could use to mount our own volunteer recruitment program. She asked for board members to agree to work with Ms. Mervosh and staff on this project.
ACTION ITEM: Ms. Rivera volunteered to help with the volunteer recruitment project.
ACTION: No further action was taken by the board.

7. **Receive information, discuss and consider action regarding a program to activate vacant storefront windows with pop up business merchandise, local art, etc.** – Chairperson Moss had met with Ms. Harris and Fire Marshal Bobby Copeland to discuss the possibility of placing temporary pop up shops in vacant downtown buildings. While opening up a vacant building without power or a CO would prove to be difficult, it was determined that a viable alternative would be to have local artists/artisans place work in storefront windows with a way for the public to contact them (email, website, QR code or telephone number) should they want to make a purchase. These artists/artisans would also be present on certain days to interact with the shopping public.

DISCUSSION: An alternative to bringing in outside artists/artisans to sell their products would be to allow existing merchants to place examples of their wares in a vacant storefront on the other side of DT to encourage shoppers to walk to their store. In the event one participating store found placing merchandise in a 2nd shop window, several shops could go together to create one large display of examples of all of their shops.

ACTION ITEMS:

1. Chairperson Moss will reach out to property owners with vacant storefront windows.
2. Someone (staff?) to locate willing merchants to participate.
3. Someone (staff?) to locate willing artists/artisans to participate.

ACTION: No further action taken by the board.

8. **Receive an update on the selection of Hayley Blundell and Jennifer Lopez as the Management team for the Heritage Square Farmers Market** – Ms. Harris reported that the City Council approved the selection of Blundell and Lopez to be the new HSFM Market Managers. Ms Lopez reported to the board that the first steps would involve reaching out to current and former FM vendors to share their vision of the new market. The new Market Management Team will officially take over the HSFM on August 1st.

   ACTION: No action was taken by the board.

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** – Ms. Harris presented her reports to the board for their information.

10. **Receive the Special Event Coordinator's activity report for June –** Ms. Harris shared Ms. Fisher's monthly report to the board as information.

11. **Receive, discuss, and take possible action on the Downtown Beautification Committee's report –** Ms. Lopez reported that she was awaiting the pricing for trash cans from Babco before moving ahead with the purchase of new additional cans for the downtown.

    ACTION ITEM: Chairperson Moss told the board that he would agree to purchase the plants and water if someone would agree to maintain the round planters at the old Taylor National Bank building (NE corner of Main & 2nd Street).

    ACTION: No action was taken by the board.

12. **Receive reports from the Downtown Master Plan update activities** – Ms. Harris reported that several Main Street board members had attended the event (Mr. Snyder, Ms. Lopez, Ms. Mervosh, and Mr. Moss along with Ms. Fisher and Ms. Harris). She reported that discussion was lively, and that the Lionheart team felt that they had been provided with good information and feedback.

    ACTION: No action was taken by the board.

13. **Receive reports from the New Municipal Building Advisory Committee** - Mr. McRae reported that Committee members Ms. Humphreys, Mr. Snyder, and himself participated in a meeting earlier that day with the architect and Mike Watson regarding the exterior of the building.

    ACTION: No action was taken by the board.

14. **Receive reports from the Marketing Committee** – Ms. Mervosh reported that the following citizens are members of this committee: J Mac Ward, Brendan Cox, and Courtney Cox Pittman. They will be reviewing social posts through Tribiza. Terry Skiles will be filming short videos of the downtown for use on the ShopDowntownTaylorTX.com website and other media outlets to help create social campaigns designed to bring shoppers downtown. A photographer has volunteered to take photos of downtown businesses for use with Arsenal and Main Street to also use for promotions. There was a signup sheet for downtown businesses and another for people volunteering to be "faux shoppers" to populate the photographs.
    ACTION ITEM: Ms. Humphreys volunteered to be a "faux shopper."
    ACTION: No action was taken by the board.

15. **Board to suggest items to be added to future agendas** – No suggestions were made by the board.

VI. ADJOURN

16. **Entertain a motion to adjourn the Main Street Advisory Board until August 21, 2024 –**
    MOTION: To adjourn the July 17th board MSAB meeting. J MCCRAE / C HUMPHREYS / UNANIMOUSLY APPROVED.

Respectfully submitted,

Jan Harris

Jan Harris
Main Street Manager

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
EXPENDITURE SUMMARY						
524-MAIN STREET PROGRAM	200,132.00	7,836.52	159,908.79	79.90	0.00	40,223.21
*** TOTAL EXPENDITURES ***	200,132.00	7,836.52	159,908.79	79.90	0.00	40,223.21
*** TOTAL PROFIT / (LOSS) ***	(200,132.00)	(7,836.52)	(159,908.79)	79.90	0.00	(40,223.21)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

100-GENERAL FUND
REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
100-EMPLOYEE SERVICES							
WAGES & SALARIES							
524-111	REGULAR FULL TIME	130,701.00	5,209.24	107,768.30	82.45	0.00	22,932.70
524-115	LONGEVITY PAY	192.00	0.00	192.00	100.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	130,893.00	5,209.24	107,960.30	82.48	0.00	22,932.70
PAID BENEFITS							
524-120	UNUM LIFE	297.00	0.00	212.85	71.67	0.00	84.15
524-121	FICA SOCIAL SECRUITY	10,012.00	393.56	8,142.48	81.33	0.00	1,869.52
524-122	WORKERS COMPENSATION	344.00	0.00	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	13,596.65	78.59	0.00	3,703.35
524-126	HEALTH INSURANCE	15,400.00	0.00	13,837.62	89.85	0.00	1,562.38
524-127	DENTAL INSURANCE	576.00	0.00	519.64	90.22	0.00	56.36
524-128	LONG TERM DISABILITY	369.00	0.00	352.79	95.61	0.00	16.21
524-129	VISION INSURANCE	99.00	0.00	105.38	106.44	0.00	(6.38)
	* SUB-CATEGORY TOTAL *	44,559.00	1,778.58	37,390.09	83.91	0.00	7,168.91
ALLOWANCES/REIMBURSEMENTS							
524-135	BUSINESS MEALS	1,500.00	0.00	702.45	46.83	0.00	797.55
	* SUB-CATEGORY TOTAL *	1,500.00	0.00	702.45	46.83	0.00	797.55
TRAINING/PROFESSIONAL DEVELOPM							
524-141	WORKSHOP TRAINING	400.00	0.00	0.00	0.00	0.00	400.00
524-142	PROFESSIONAL CONFERENCES	1,545.00	0.00	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	1,726.53	69.06	0.00	773.47
524-148	TRAINING- MEALS	880.00	0.00	397.32	45.15	0.00	482.68
	* SUB-CATEGORY TOTAL *	10,650.00	0.00	6,533.91	61.35	0.00	4,116.09
	** CATEGORY TOTAL **	187,602.00	6,987.82	152,586.75	81.34	0.00	35,015.25

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
200-OPERATIONAL SUPPLIES							
OFFICE SUPPLIES							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	31.94	987.51	63.92	0.00	557.49
524-214	COMPUTER SUPPLIES	500.00	59.95	199.15	39.83	0.00	300.85
524-215	POSTAGE	100.00	0.00	44.70	44.70	0.00	55.30
	* SUB-CATEGORY TOTAL *	2,145.00	91.89	1,231.36	57.41	0.00	913.64
PROGRAM/SPECIAL EVENTS							
524-235	PROMOTIONAL SUPPLIES	2,100.00	0.00	0.00	0.00	0.00	2,100.00
	* SUB-CATEGORY TOTAL *	2,100.00	0.00	0.00	0.00	0.00	2,100.00
OPERATIONAL EQUIPMENT(ADMIN)							
524-261	OFFICE FURNITURE	800.00	0.00	135.98	17.00	0.00	664.02
524-267	COMPUTERS	2,000.00	0.00	1,827.30	91.37	0.00	172.70
524-269	OTHER OFFICE EQUIPMENT	0.00	756.81	756.81	0.00	0.00	(756.81)
	* SUB-CATEGORY TOTAL *	2,800.00	756.81	2,720.09	97.15	0.00	79.91
	** CATEGORY TOTAL **	7,045.00	848.70	3,951.45	56.09	0.00	3,093.55
300-FACILITIES OPERATIONS/MAIN							
UTILITIES							
524-324	CELL PHONES	600.00	0.00	1,311.50	218.58	0.00	(711.50)
	* SUB-CATEGORY TOTAL *	600.00	0.00	1,311.50	218.58	0.00	(711.50)
	** CATEGORY TOTAL **	600.00	0.00	1,311.50	218.58	0.00	(711.50)

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
400-EQUIPMENT OPERATIONS/MAINT							
OFFICE EQUIPMENT							
524-462	OFFICE EQUIPMENT MAINT/REPAIR	2,000.00	0.00	989.93	49.50	0.00	1,010.07
	* SUB-CATEGORY TOTAL *	2,000.00	0.00	989.93	49.50	0.00	1,010.07
	** CATEGORY TOTAL **	2,000.00	0.00	989.93	49.50	0.00	1,010.07
500-CONTRACT SERVICES AND FEES							
PROFESSIONAL SERVICES							
524-512	ENGINEERING SERVICES	1,425.00	0.00	0.00	0.00	0.00	1,425.00
	* SUB-CATEGORY TOTAL *	1,425.00	0.00	0.00	0.00	0.00	1,425.00
FEES FOR SERVICES							
CONTRACT SERVICES							
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
	** CATEGORY TOTAL **	2,885.00	0.00	1,069.16	37.06	0.00	1,815.84
700-CAPITAL OUTLAY							
OFFICE FURNITURE/EQUIPMENT							

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
800-CONTRIBUTIONS & CONTINGENC						
CONTRIBUTIONS/TRANSFERS						
*** DEPARTMENT TOTAL ***	200,132.00	7,836.52	159,908.79	79.90	0.00	40,223.21
*** TOTAL EXPENSES ***	200,132.00	7,836.52	159,908.79	79.90	0.00	40,223.21
*** TOTAL PROFIT / (LOSS) ***	(200,132.00)	(7,836.52)	(159,908.79)	79.90	0.00	(40,223.21)

*** END OF REPORT ***

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

123-MAIN STREET REVENUE FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
440-DONATIONS FROM PRIVAT	32,600.00	0.00	56,530.75	173.41	0.00	(23,930.75)
450-INTERFUND OPERATING T	156,100.00	0.00	80,000.00	51.25	0.00	76,100.00
*** TOTAL REVENUES ***	188,700.00	0.00	136,530.75	72.35	0.00	52,169.25
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	250,246.00	500.00	137,743.65	59.93	12,220.00	100,282.35
*** TOTAL EXPENDITURES ***	250,246.00	500.00	137,743.65	59.93	12,220.00	100,282.35
*** TOTAL PROFIT / (LOSS) ***	(61,546.00)	(500.00)	(1,212.90)	21.83	(12,220.00)	(48,113.10)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

123-MAIN STREET REVENUE FUND
REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
330-INTERGOVERNMENTAL REVENUES							
430-USE OF MONEY AND PROPERTY							
440-DONATIONS FROM PRIVATE SOU							
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)
440-356	CHRISTMAS BAZAAR	1,600.00	0.00	0.00	0.00	0.00	1,600.00
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)
450-INTERFUND OPERATING TRANSF							
450-361	TRANSFER FROM TIF	75,000.00	0.00	75,000.00	100.00	0.00	0.00
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	5,000.00	100.00	0.00	0.00
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	80,000.00	51.25	0.00	76,100.00
	*** TOTAL REVENUES ***	188,700.00	0.00	136,530.75	72.35	0.00	52,169.25

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

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

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
	100-EMPLOYEE SERVICES						
	WAGES & SALARIES						
	PAID BENEFITS						
	TRAINING/PROFESSIONAL DEVELOPM						
	200-OPERATIONAL SUPPLIES						
	PROGRAM/SPECIAL EVENTS						
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
	PUBLIC SAFETY SUPPLIES						
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	0.00	1,605.06	0.00	0.00	(1,605.06)
	* SUB-CATEGORY TOTAL *	25,000.00	0.00	3,205.06	61.70	12,220.00	9,574.94
	SPECIALTY SUPPLIES						
615-259	MISC. SUPPLIES	3,500.00	0.00	374.51	10.70	0.00	3,125.49
	* SUB-CATEGORY TOTAL *	3,500.00	0.00	374.51	10.70	0.00	3,125.49
	** CATEGORY TOTAL **	108,700.00	0.00	57,693.82	64.32	12,220.00	38,786.18

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

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

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
500-CONTRACT SERVICES AND FEES						
PROFESSIONAL SERVICES						
FEES FOR SERVICES						
615-528 ADVERTISING	5,000.00	0.00	2,991.02	59.82	0.00	2,008.98
* SUB-CATEGORY TOTAL *	5,000.00	0.00	2,991.02	59.82	0.00	2,008.98
** CATEGORY TOTAL **	5,000.00	0.00	2,991.02	59.82	0.00	2,008.98
700-CAPITAL OUTLAY						
OFFICE FURNITURE/EQUIPMENT						
800-CONTRIBUTIONS & CONTINGENC						
CONTRIBUTIONS/TRANSFERS						
615-813 FACADE GRANT	136,546.00	500.00	77,058.81	56.43	0.00	59,487.19
* SUB-CATEGORY TOTAL *	136,546.00	500.00	77,058.81	56.43	0.00	59,487.19
** CATEGORY TOTAL **	136,546.00	500.00	77,058.81	56.43	0.00	59,487.19
*** DEPARTMENT TOTAL ***	250,246.00	500.00	137,743.65	59.93	12,220.00	100,282.35
*** TOTAL EXPENSES ***	250,246.00	500.00	137,743.65	59.93	12,220.00	100,282.35

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2024

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

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	TOTAL PROFIT / (LOSS) ***	(61,546.00)	(500.00)	(1,212.90)	21.83	(12,220.00)	(48,113.10)
		==============	==============	==============	======	==============	==============

*** END OF REPORT ***

Main Street Advisory Board

August 22, 2024

Staff Report for Façade Improvement Grant from Channing Kingery-Boles for The Howard Theater

This is the 2nd appearance of this grant application before the MSAB. At the July meeting, the board voted to table consideration of the application for the purpose of obtaining additional information regarding the roof repair process and also so that the applicant could be encouraged to combine her request for roof work with additional repair projects in order to obtain the highest grant award possible.

Ms. Kingery-Boles did consider adding electrical work for the neon marquee to her project but has since made the decision that she will only apply for the repair of the roof.

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.

Applicant Name: Channing C. Kingery-Boles

Date: 7/3/2024

Business Name: The Howard Cinema LLC

Mailing Address:

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

Building Owner: Channing C. Kingery-Boles	
Contact Phone: 512-569-0044	Email: channing@thehowardcinema.com
Project Site/Address: 306 | 308 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	$37,500.00
8. Repair roof, parapet, and /or flashing	$
9. Other: Electrical repairs to the neon sign	5,653.41
10. Other:	$
11. Other:	$

TOTAL ESTIMATED COSTS: $43,153.41

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, water barrier, and installing all new shingles, plus fixing leaks and installing new roof cover

NEON SIGN: Replace 6 Uniserve neon power supplies
Rewire high voltage leads to neon
Make 2 new neon units (more if necessary-TBD)

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: $ 43,153.41

TOTAL GRANT REQUEST: $ 21,576.05

(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 · Roof
2. Lucid Art - Neon
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 <u>no work</u> can begin on a project seeking a Façade Improvement Grant before it is considered by the Main Street Advisory Board. <u>If work begins before the Board can vote on the application, the project becomes ineligible for the reimbursement grant.</u>**

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 | July 3rd, 2024

Applicant's Signature | **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)

Da te FIG Packet was received: 7/5/2024 additional info rec'd 8/7/24

Is the FIG Packet complete: ~~Y~~ES NO

Date FIG Packet was considered by the MSAB: 7/17/2024 (tabled) 8/21/24

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

PROPOSAL

LUCID ART

LucidArtLLC@gmail.com

Bill To:
Howard Theatre

Ship To:
Lucid Art LLC
10401 Signal Hill Rd.
Austin, Texas 78737

Job Name	SALESPERSON	DELIV. DATE	TERMS	SHIPPING	P.O. NO.
Howard Theatre					

QUANTITY	DESCRIPTION	PRICE
	Replace (6) uniserve neon power supplies Rewire high voltage leads to neon Make (2) new neon units (possibility of additional neon units defective, will reflect cost if necessary) 2 days labor with travel included	

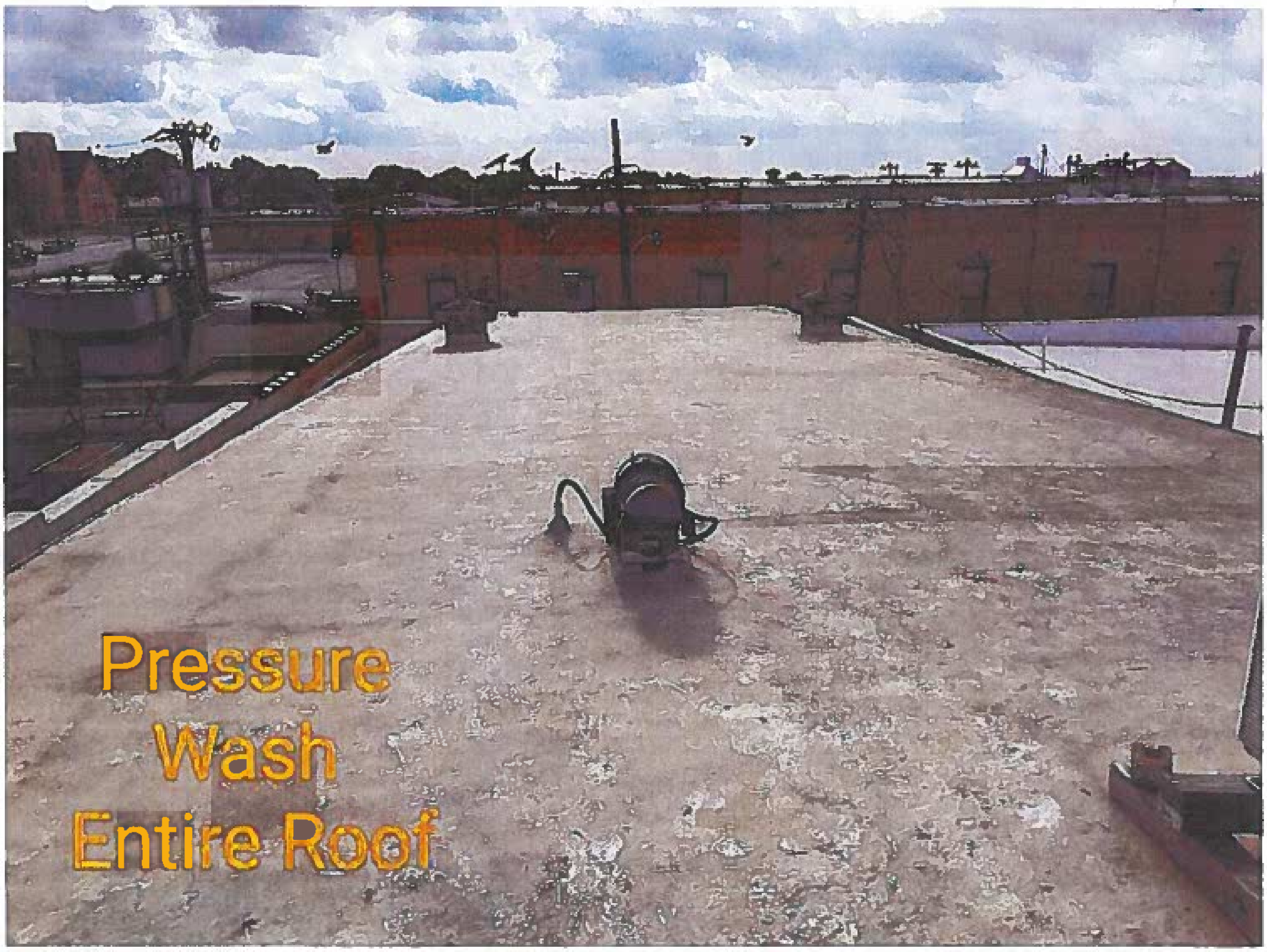
50% down payment required to begin work.
Remaining balance due upon completion.

Total	5222.55
Tax	430.86
Grand Total	5653.41
50% Deposit	2826.70
Amount Due Upon Completion	2826.70

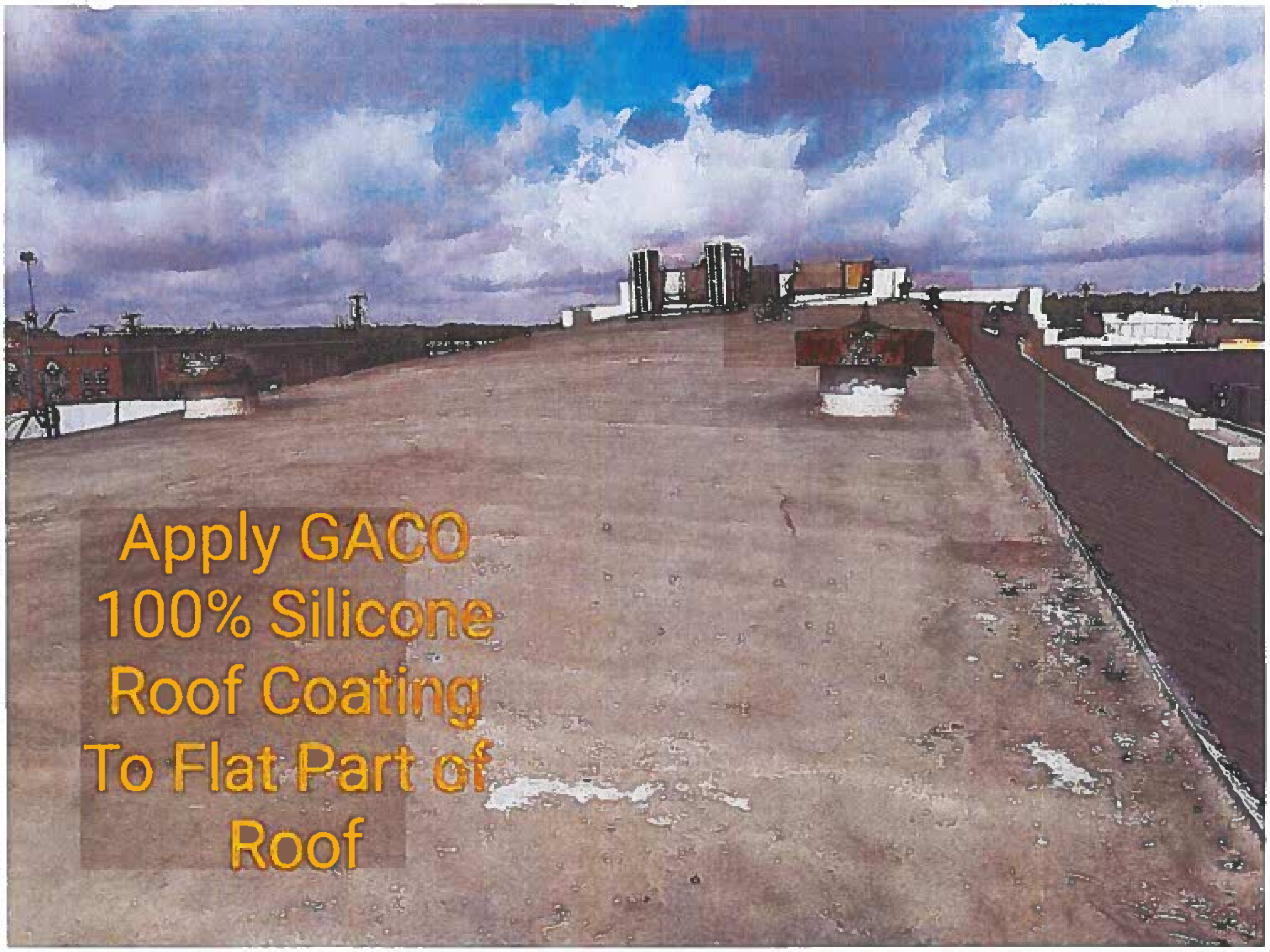
Follow me on Instagram!

Credit card payments accepted here!

THANK YOU FOR YOUR BUSINESS!


Pressure
Wash
Entire Roof

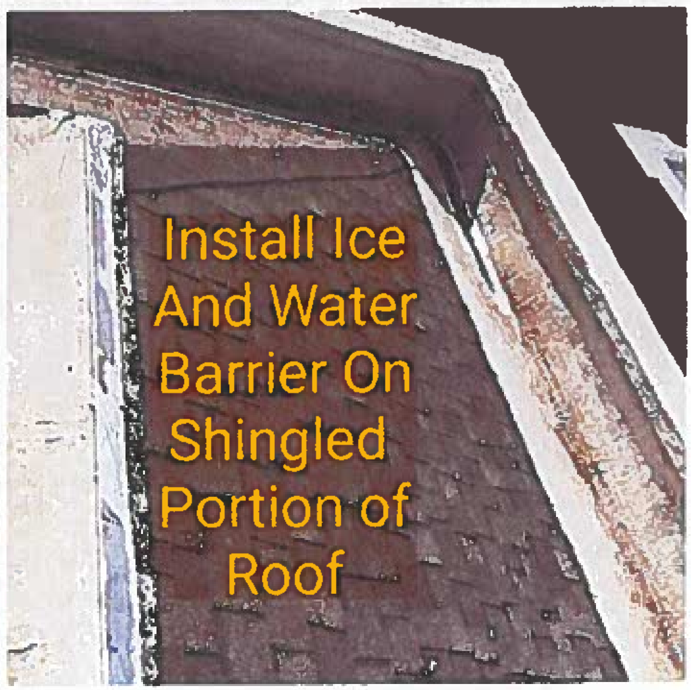

Install New
Scupper Drain

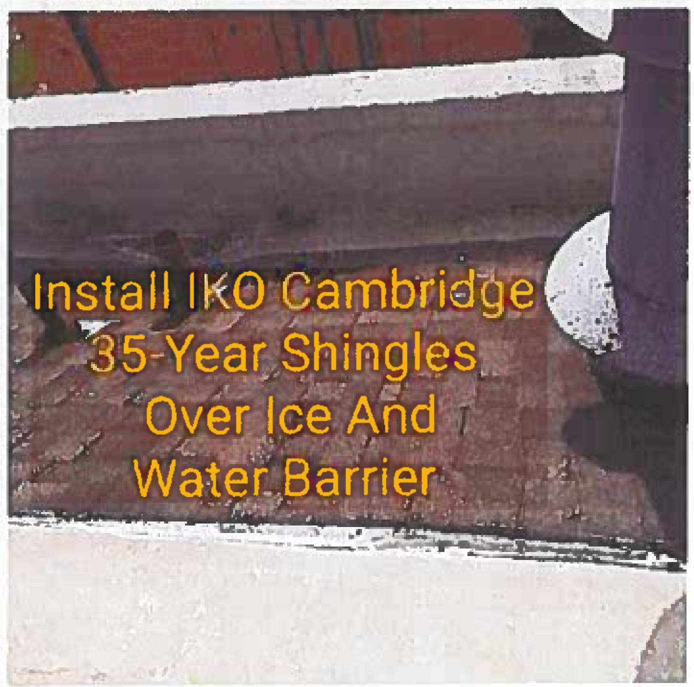

Apply GACO
100% Silicone
Roof Coating
To Flat Part of
Roof

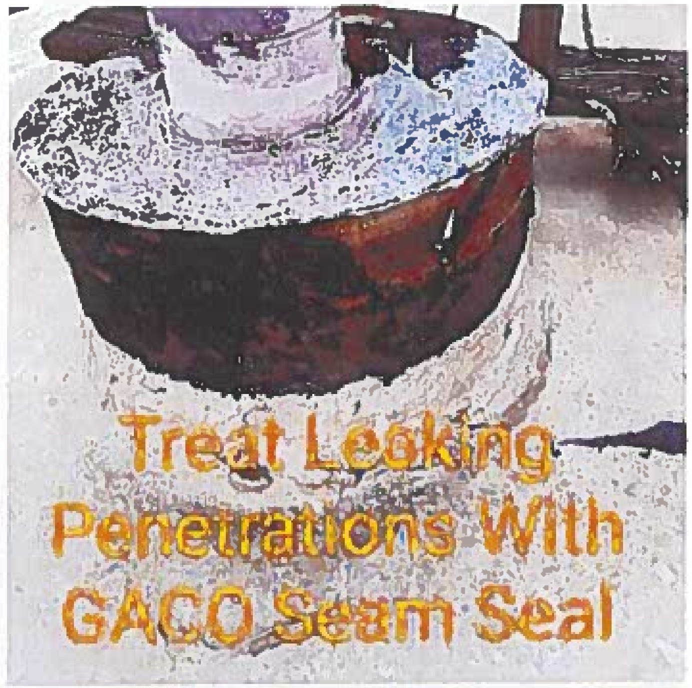

Apply GACO 100%
Silicone Roof Coating
to Parapet
Walls Around the Entire
Building

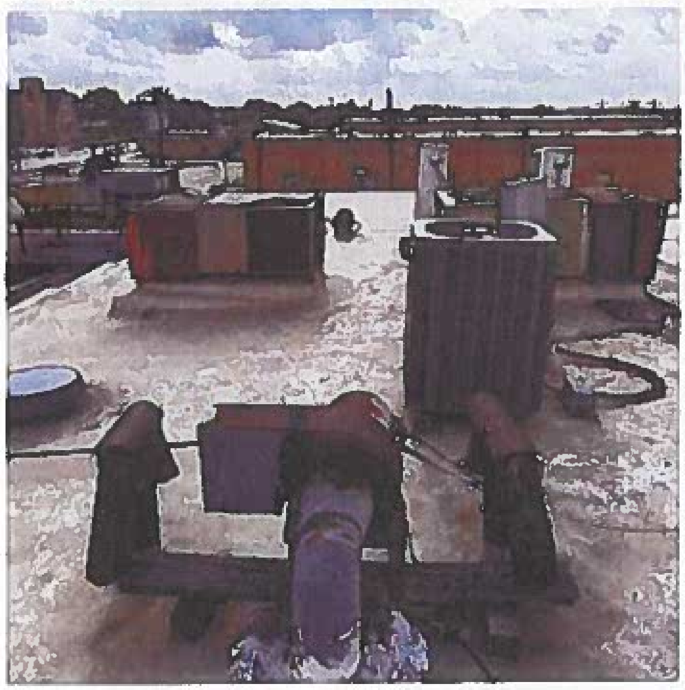

Remove
Current
Shingles
From Roof

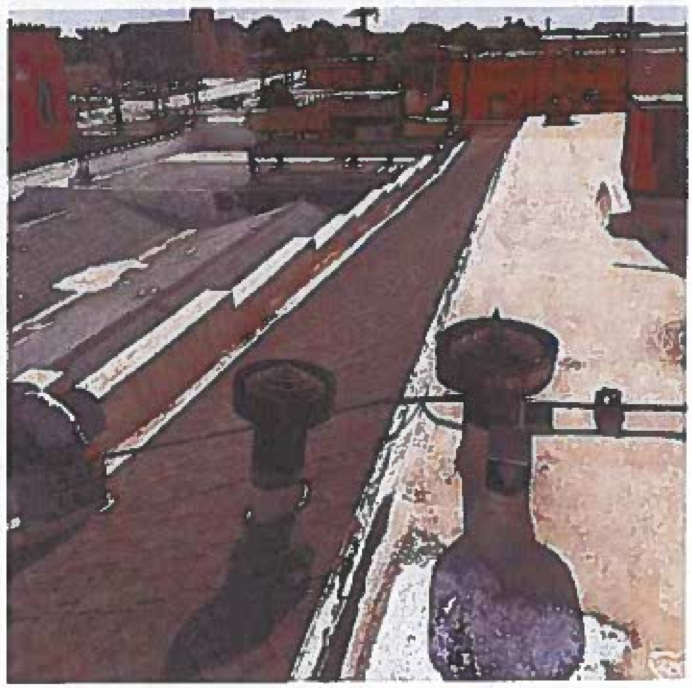

Repair up to 320 Feet
of Rotted Decking


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





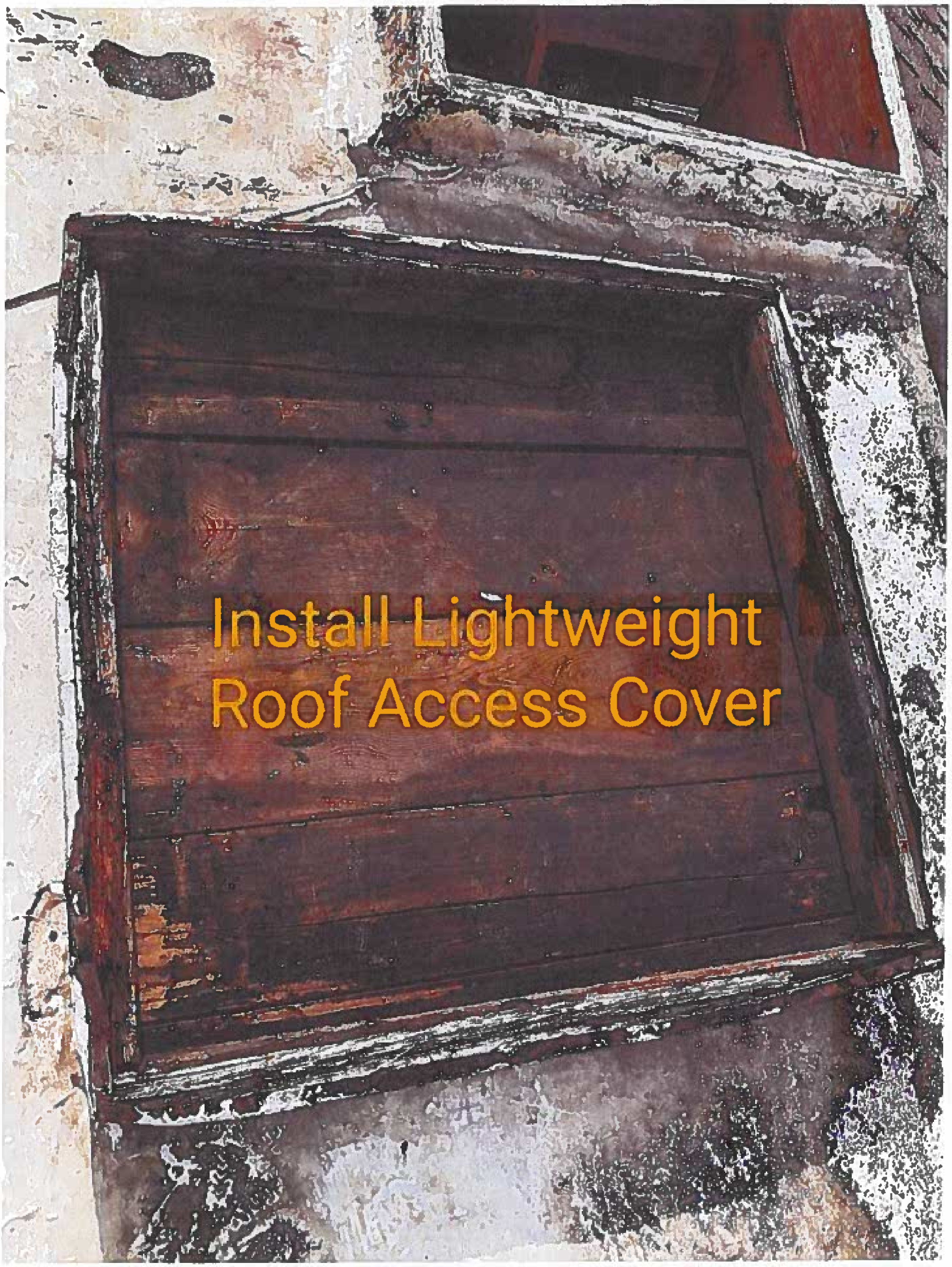

Install Lightweight
Roof Access Cover

FIG discussion re: Howard Theater roof.

Issues.

1 * Bandaid rather than overall repair

2 * Two roof types - shingle & membrane & what the flashing solution would be used.

3 * Vents on roof for vent / mech systems - removing them would result in holes

4 * perimeter drains
where do they go? inside / outside

5 * extraneous roof items - some unusable.

2. TPO membrane & shingle to parapet walls
~~wong~~ coating system
1. long-term warranty concerns.
2. All membrane roofing system plus liquid flashing - 100% silicone coating
50 yr manuf warranty
energy star rated
3. infinitely repairable that restarts the warranty clock

shingle.
remove all existing shingles
repair damage - framing osb etc
take silicone & coat apron - monolithic roof system
ice & water barrier & ...
peel & stitch where shingles will be
ice & water barrier shrinks around re-shingle nail holes. common nails
shingles

Memo No.

Date. / / /

Parapet wall acts like a dam.

Adding additional scupper on the back west side

scupper hole thru block wall of bldg & put gutter system on the West wall

osb vs plywood

depth the repairs will go ?

plywood 3/4" . 5 different layers of wood can all be affected by moisture destroying the glue adhesive

~~affected by a compression~~

osb. compressive in multiple directions moisture can't run a the length of the board

db thin osb is better than plywood.

deadens the sound

assuming rafters are 24" on center 7/16" on roof deck

Ice & water barrier . only under shingles

insulation - he will not be adding insulation is there any at all

Taylor Main Street Advisory Board

August 21, 2024

Staff Report for Sign Grant from Dr. Holly Brocato for signage at 107 W 4th Street

Sign Grant request received from applicant on Friday, August 16, 2024. The packet contained the following:

1. Completed sign grant application
2. Sign letter of permission from property owner Gary Gola
3. Copy of Certificate of Occupancy
4. Renderings of the proposed sign on the building's façade and on the glass door

The total cost of the signage project is $1,260.00 and the applicant requests a reimbursement grant of $630 which is the maximum grant available.

The following item was missing from the packet:

1. A sign permit issued by the City of Taylor

The sign permit application has been received by the City of Taylor and will be assigned for review today (August 16, 2024). The request then enters a 10-day review period before a decision is communicated to the applicant.

STAFF RECOMMENDATION:

The fascia signage is identical to the signage used at Cornerstone Real Estate and also to the signage used by Edward Jones when that business was located at 107 W 4th. The door signage will be applied vinyl. Staff has no issue with either type of signage.

Staff recommend that the grant request be approved for the requested reimbursement of $630.00 pending the receipt of a sign permit issued by the City of Taylor. The requested signage should not be installed without the permit having been issued. The applicant will communicate with Staff upon the issuance of the sign permit so that a copy may be added to the grant application packet.

pending sign permit which has been submitted + is under permit review
-JH

Date submitted: 8/16/24
Packet is complete: ____ YES X NO *
Packet received by: [signature]

SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

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

- Applicant's Name: Dr. Holly Brocato DC Date: 08/15/2024
- Business Name: Brocato Wellness Center LLC
- Mailing Address: 107 W. 4th Street, Taylor TX 76574
- Contact Phone: 713-658-5017 Email Address: Drbrocato@brocatowellness.com
- Building Address: 107 W. 4th Street, Taylor TX 76574
- Building Owner *(if different from applicant)*: Gary Gola
- Building Owner's Contact Number: 512-771-2413
- Complete description of sign/s and method of installation:

1. Exterior 3/8" White Acrylic Logo attached to brick (to match neighbor/landlord)
2. Print/cut door vinyl with logo and operating hours

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

1. Exterior 3/8" White Acrylic Logo attached to brick = $1085.00
2. Print/cut door vinyl with logo and operating hours = $175
3.

- **Total cost of proposed sign/s:** $1,260.00
- **Amount of Sign Grant requested:** $630.00
  (Maximum of $1,500; 50/50 match)

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

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

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

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

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

Brocato Wellness Center LLC
Business Name

Holly Noel Brocato DC 08/15/2024
Applicant's Signature ***Date***

Authentisign
Gary Gola 08/15/24
Building Owner's Signature ***Date***

Date the application was considered by the MSAB: ____________________

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

____
Taylor Main Street Manager ***Date***

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

Date: July 9, 2024

Art Office Signs
EST. 1980

Location: 107 W 4th St, Taylor

(1) Exterior 3/8” White Acrylic Logo @ $1,085.00
+ Permit Acquisition @ $50.00
+ Permit Fee @ $50.00

Plus Tax Installed

Art Approval

Signature

Date

Art Office Signs

HOUSTON OFFICE:
9406 Montridge Houston, TX 77080
Phone: 713-862-2994 Fax: 713-862-2997

AUSTIN OFFICE:
201 W. 2nd St. Taylor, TX 76574
Phone: 512-365-2010 Fax: 512-365-7210

SAN ANTONIO OFFICE:
5620 Randolph Blvd
San Antonio, Texas 78233
Phone: 210-731-0878

www.artofficesigns.com

Graphic Designer: Shannon Davis

Date: July 9, 2024

Art Office Signs
EST. 1980

Location: 107 W 4th St, Taylor

(1) Print/Cut Door Vinyl @ $175.00

Plus Tax Installed

Art Approval

Signature

Date

Art Office Signs

HOUSTON OFFICE:
9406 Montridge Houston, TX 77080
Phone: 713-862-2994 Fax: 713-862-2997

AUSTIN OFFICE:
201 W. 2nd St. Taylor, TX 76574
Phone: 512-365-2010 Fax: 512-365-7210

SAN ANTONIO OFFICE:
5620 Randolph Blvd
San Antonio, Texas 78233
Phone: 210-731-0878

www.artofficesigns.com

Graphic Designer: Shannon Davis


CORNERSTONE
REAL ESTATE
Edward
© 2023 Google

Taylor Main Street Advisory Board

August 21, 2024

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Certificate of Occupancy

City of Taylor, Texas

Development Services Department

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

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

Building Permit # 2024-13735 **Use Classification** Commercial

Address 107 W. 4th St., Taylor 76574

Business Name Brocato Wellness Center

Business Owner Holly Brocato

Group Type B **Construction Type** Type IIIB (ISO 2) **Max. Occupancy Load** 8

inspections@ats-engineers.com
Building Inspector

R. Copeland
Fire Marshal

City of Taylor

August 12, 2024
Date

POST IN A CONSPICUOUS PLACE AT ALL TIMES

Taylor Main Street Advisory Board

August 21, 2024

Staff Report for Main Street Car Show

The Main Street Car Show Committee has been working on providing a presentation to the council to request the financial divestment of the event from the City. A request to the council will be made by the committee for the City to waive all fees associated with the event – including the traffic control plan, the TxDot insurance policy, the barricades to service the event, the radios, and the portable toilets.

It was the committee’s intention to make this request in August of 2024, but due to personal conflicts the presentation could not be made within the preferred time frame.

Due to the delay, the committee has decided to continue with the City under the current agreement, and make the request to divest prior to the Main Street Car Show in 2025.

This has pushed coordination efforts back by one month.

Taylor Main Street Monthly Activity Report
July 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: *12 (8 fewer than in June)* *Note: some of these are small spaces within larger buildings with other occupied spaces ○ Storefronts: 7○ Office Spaces: 2 ○ Restaurant Space: 2 ○ Industrial: 1*
- Number of residential properties listed for lease: 3
- Leased properties during reporting period: 6
- Sold properties during reporting period: 0 (1 under contract)

Proposed Building Renovation Projects:

- First National Bank building – 115-117 N. Main Street
- Eanes-Prewett Building – 119-121 E. 3rd Street
- 111 N Main Street

Proposed New Construction Projects:

- None

Current Building Renovation Projects:

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

Current Construction Projects:

- 202 W 2nd St

Pre-Application Meeting:

- None

Building Project/Renovation Meeting:

- Howard Theater

Business Activity:

- New businesses in development: 1 ○ Square footage: 756 SF ○ Property uses – coffee shop
- New businesses opened during reporting period: 7 ○ Square footage: 13.742 SF ○ Property uses: Restaurant; Coffee Shop; Tae Kwon Do dojang; storefront church; personal service; retail; and special events facility
- Businesses Relocating: 0 ○ Property uses:

- Businesses Closed: 1 ○ Square Footage: 1,800 SF
  - ○ Property uses – Cigar Lounge

Community Outreach / Meetings Attended:

- TIF #1 meeting – no meeting in July
- Main Street Advisory Board meeting – 7/17
- Downtown Master Plan Update Meeting – 7/3; 7/10; 7/24
- Historic Preservation Commission – 7/3
- Taylor Area Businesswomen – 7/23
- TAB Officers Meeting – 7/16
- Breakfast Bites – No Breakfast Bites in July
- City Council –
- Main Street Community Analytics Meeting – 7/11; 7/16; 7/19
- Project Pulse Meeting – 7/8; 7/29
- DT Security & Curfew Law meeting – 7/30
- Pop-Up Business Meeting – 7/3
- Retail Coach update – 7/15
- Mtg with Amy Clunie of the Austin LGBT Chamber – 7/23
- Public Arts Advisory Board – 7/24
- Meeting with TEE Foundation – 7/8
- Miconex Gift Card Meeting – 7/11
- Moody Museum Meeting – 7/23

Local Business / Owner Visits:

Downtown Stakeholders Dialogue Meeting #1 – 7/10	Project Pulse event – 7/22	2nd Street Station / La Scala
Alisha Fowler – Taylor Feed Supply	Lexi Little – The Little Collective	Netta's Nook & Collectibles
Channing Kingery-Boles re: Howard Theater roofing project	BoxDrop & Taylor Feed Ribbon Cutting	Good Strangers
74 Main Store	Taylor Bike Co.	Karch Music
Western Darlin	ALCHEMY	The Spot
Hayley's Grains	Taylor Sporting Goods	Ripple & Rose Café
Curio Mrvosa Bools & Vintage	Neighborhood Bottle Shoppe	Outpost512Art
Vintage Affaire	Drip-n-Rip Vapes	

Film Friendly Taylor –Film Events in Taylor:

- No film events in July

Professional Development:

- Webinar – Exploring the new NMSC's MainStreet.org website – 7/11
- Texas Main Street Program monthly design training – 7/17
- Webinar – NMSC – Activating Board Members

Special Events Planning Meetings:

- MSCS Meeting – 7/9; 7/25
- Meeting with Library – 7/25

Special Events Committee Meetings:

- None

Special Events Permits Issues or Pending:

- 8/10 – Michelle's Hot Peeps Beet CC 5K (approved)
- 8/16 – International BBQ Festival (pending)
- 9/8 – St Mary's Fall Festival (pending)
- 9/11 – 9/11 Memorial March and Service (pending)
- 9/21 – Texas Mamma Jamma Bike Ride (pending)

Other Duties:

- Development Team Meetings – Every Monday at 9am
- Updating Taylor property database on DowntownTX.org – ongoing
- Updating business information on Shopdowntowntaylortx.com and taylormadetexas.com - ongoing
- Fielding telephone, email and in-person enquiries; providing technical assistance as needed
- Updating available property database
- Updating incoming/outgoing business database

Upcoming Projects:

- Digital map updates
- Breakfast Bites monthly downtown business meetings (2nd Wednesday of each month)

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 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 Austin (Aaron Gill - 512-660-5682; aaron.gill@partnersrealestate.com	Aaron Gill - Sr. Assoc (512-660-5682; aaron.gill@partnersrealestate.com) - Todd Mahler, Sr. VP (512-643-8071; todd.mahler@partnersrealestate.com	43,890 (building size) 30,834 (net rentable)	$15,750.00	mixed use
Brasfield Building	202 N Main St	Bo Brasfield	512.947.5713	2,160/SF	$850,000	storefront
Eanes/Prewett Building	119-121 E 3rd St	Richard Torres / Bracket McLain Commercial - Jonathan Diamond	214-707-8009	9916 SF	UNDER CONTRACT (CLOSES 9/1/24)	mixed use
Threadgill Building	401 N Main St	Rick Northcutt	512-914-7727	7,926 SF	$2,250,000	Potential Mixed Use
Corner of Elliott & E 4th St	402 E 4th St	Nikolaus Mokry / Brad Robbins - Top Notch Properties	brobbins@essexmortgage.com	2,348/SF	$500,000	Service/utility
Fmr. Mechanic Shop	500 W 2nd St	Texas Funding Corporation / Jerry Seay - TX Real Estate Team	512.917.8558	4,000/SF	$950,000	Service
Queen Lola's place	512 W 2nd St	Lozina Bell / Redbird Realty	210-783-0100	bldg - 2592 SF - lot is 13,260	$1,200,000.00 down from $11M	
vacant lot	703 N Main St	Four Brothers Business Property Development LLC / Cruz Sanchez	281.771.7898	0.578 AC	$750,000	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 juliedowns4@gmail.com	1430SF	$2300/MO	RESIDENTIAL UNIT
Cliff Olle Building	105 E 3rd St	Cliff Olle / Julie Downs	Julie Downs-512-487-3967	3360 SF	$17.04/SF/YR	Restaurant
McCrory-Timmerman Lofts	110 W 2nd St; Loft C	CWMRY Boyd / Kelly Eddleman	kellyeddleman@mccrorytimmerman.com	2230 SF		RESIDENTIAL UNIT
McCrory-Timmerman Lofts	110 W.2nd St - Loft D	CWMRY Boyd / Kelly Eddleman	kellyeddleman@mccrorytimmerman.com	2300 SF		RESIDENTIAL UNIT
Richter Furniture Building	111 W 3rd St	Ryder Jeanes - CLD Realty	rjeanes@cldrealth.com 512.441.8888	Ste 200 (1829 SF) Ste 300 (1829/SF) Ste 500 (1245/SF)	STE 200 - $25/SF/YR (NNN); STE 300 $25/SF/YR (NNN); STE 500 $24/SF/YR/(NNN)	3 Storefronts
Richter Furniture Building	111 W 3rd St	Ryder Jeanes - CLD Realty	rjeanes@cldrealth.com 512.441.8888	Ste 100 (2848 SF)	$26/SF/YR/(NNN)	**office - pending**

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 2024

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
Peterson Building	119 W 2nd ; Suite B	Nic Armstrong	Taylor2ndst@gmail.com	850 SF	$1,500	Storefront
Ricardo Zuniga's building	215 N Main St	Ricardo Zuniga / Julie Downs-Tierra Grande Real Estate	Julie Downs-512-487-3967	1800 SF	$18/SF/YR	Storefront
Luhn-Johns Building	217-221 N Main St (1st Floor)	Ujjal Ghostagore/Julie Downs	512.203.7663 monica@luxonrealtyservices.com	2 spaces for rent: Ste 221 - 2364 SF and Back Bar - 1800 SF	Upon Request	Restaurant / Bar
Young's Store	315 N Main St	Young Chong Kin & Howard Martin / Se Kyu Kim - Austin Grace Realty	512.947.5599	3158 SF	$3663/MO	Storefront
Threadgill Building	401 N Main St	Rick Northcutt	512-914-7727	7,926 SF	Upon Request	Storefront
Industrial Building	601 W 2nd St	606 Leander Georgetown LLC / Darren Quick - Don Quick & Assoc.	512.255.3000	58,600 SF 3.36 AC	$10.50/SF/YR	Industrial
Large Office Building	700 N Main St	TC Building One LLC / Dan Reuter	512-991-2849	2000-7202 SF		Offices
SOLD PROPERTIES	ADDRESS	PURCHASER	CONTACT INFO	PROPOSED USE	SALES PRICE	
None						

LEASED PROPERTIES	ADDRESS	TENANT	CONTACT INFO	PROPOSED USE	LEASE $	
Un Taco Mass	211 N Main St; Ste B-1	Selma Lepe	untacomass.tx@gmail.com	restaurant	$3600/MO	has CO
All"Merican Sales	210 E 3rd St	Ryan Lynch	allmericansales.com	Retail - Thrift Type Store	$3,250/MO - 4100 SF	has CO
Grand Master Lee TaeKwon Do	407 N Main ; Ste A	Bryant Lee	bjlee744@gmail.com	Tae Kwon Do dojan	$750 for 1600/SF	has CO
Best Caliber Rentals	108 E 2nd St	Jason Simank	jsrentals13@gmail.com	special events facility	owner occupied	has CO
The Imperfect Church	114 W 4th St	Kathleen Amboree	rev.kathleenamboree@yahoo.com	church	?	has CO
Massage by Nicole & Rex	116 W 2nd St; Ste 105	Rex Fuller	rex_fuller31@yahoo.com	personal service	$860/MO for 420 SF	has CO
Brocato Wellness	107 W 4th Street	Holly Brocanto DC	drbrocato@brocatowellness.com	personal service	?	has CO

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 2024

PROPOSED NEW CONSTRUCTION/MAJOR RENOVATION	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
First National Bank of Taylor	115-117 N Main	John Jones	Project Coordinator: Jennifer Tucker; Amazing Realty - 512-710-4000	mixed-use		no permits pulled to date
Taylor National Bank Bldg.	200 N Main St	Cissy Pierce	chism@getchismed.com	boutique hotel and restaurant		pre-app held 1/10; mtg w/ THC staff (MS Design & Tax Credit) 1/11 Tax Credit Project
PROPOSED NEW CONSTRUCTION/MAJOR RENOVATION	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Eanes-Presett Building	119-121 E 3rd St	Casey Denton	512.808.3483	mixed use		

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 2024

PROPOSED NEW CONSTRUCTION/MAJOR RENOVATION	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
	211 N Main St	Ricardo Zuniga		façade improvement		
NEW CONSTRUCTION/MAJOR RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
	202 W 1st St	Jay McNabb	jan.mcnabb@outlook.com	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	rjeanes@cldrealth.com 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		

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 2024

NEW BUSINESS COMING ON LINE	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
Haciendo Coffee	114 W 6th St	Billy Wiginton	billywiginton@gmail.com	coffee shop		Having issues with WCCHD inspections
NEW BUSINESSES OPEN	**ADDRESS**	**OWNER**	**CONTACT INFO**	**PROPOSED USE**	**# EMPLOYEES GAINED**	
Ripple and Rose Coffee	109 W 3rd St	Logan Leal	512-300-4654 rippleandrosecoffee@gmail.com	coffee shop	2	
Grand Master Lee TaeKwon Do	407 N Main ; Ste A	Bryant Lee	bjlee744@gmail.com	Tae Kwon Do dojan	1	
The Imperfect Church	114 W 4th St	Kathleen Amboree	rev.kathleenamboree@yahoo.com	church	2	has CO
Massage by Nicole & Rex	116 W 2nd St; Ste 105	Rex Fuller	rex_fuller31@yahoo.com	personal service	2	has CO
Brocanto Wellness Center	107 W 4th Street	Holly Borcanto DC	drbrocato@brocatowellness.com	personal service	3	has CO

TAYLOR MAIN STREET PROPERTY BUSINESS REPORT
AUGUST 2024

NEW BUSINESSES OPEN	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
Best Caliber Rentals	108 E 2nd St	Jason Simank	jsrentals13@gmail.com	special events facility	owner occupied	has CO
Un Taco Mass	211 N Main St; Ste 5 s main stB-1	Selma Lepe	untacomass.tx@gmail.com	restaurant	TBD	has CO
All'Merican Sales	210 E 3rd St	Ryan Lynch	allmericansales.com	Retail - Thrift Type Store	TBD	has CO
BUSINESS CLOSING	**ADDRESS**	**OWNER**	**CONTACT INFO**	**FORMER USE**	**# EMPLOYEES LOST**	**YEARS IN BUSINESS**
Red Cap Cigar Lounge	115 N Main St	Gina & Brad Domitrovich		cigar lounge	2	5
Hola Aloha	118 W 2nd St	Chella Cardona	512-595-2251	retail & food	2	5
BUSINESS RELOCATING	**NEW ADDRESS**	**OWNER**	**CONTACT INFO**	**OLD ADDRESS**	**# EMPLOYEES GAINED OR LOST**	
Taylor Economic Development Corporation						
BUSINESS BEING SOLD	**ADDRESS**	**NEW OWNER**	**CONTACT INFO**	**OLD OWNER**	**# EMPLOYEES GAINED OR LOST**	
None						

Taylor Main Street Advisory Board

August 21, 2024

Staff Report for the activating vacant storefront window space while supporting small businesses project

Chairperson Moss was successful in obtaining permission from two vacant downtown property owners: Rick Northcutt (401 N Main Street) and Ujjal Ghoshtagore (221 N Main Street) to install displays in storefront windows.

Work will continue to obtain downtown businesses' support and participation in this project.

Examples of similar projects from other Main Street cities:

Taylor Main Street Advisory Board

August 21, 2024

Staff Report for Downtown Master Plan Update

Work continues on the update to the DTMP. The Lionheart Team is in the Create Phase which will run August to October.

Key Stakeholder meetings are being held. The first was held on 7/4/2024 at the Taylor Public Library. It was very well attended with over 100 citizens present to provide input.

The second Key Stakeholder Meeting was held last week. It was a virtual meeting via Teams on Tuesday, August 13th in lieu of the regularly scheduled Breakfast Bites meeting. The target stakeholders were downtown property and business owners. Unfortunately, this meeting was not as well attended as had been hoped. Staff will send out a survey with the same questions as were posed to the attendees in hopes of gathering additional information. This survey is scheduled to go out on Monday, August 19th.

A third meeting is scheduled between Mike Watkins Architectural, the Lionheart, key city staff. This will take place on October 21st at 10 am via teams.

Efforts are being made by both the Lionheart Team and HDR Engineer Jacob Walker to obtain representation from TxDOT, ONCORE, AMTRAK & UP.

Staff continue to submit data as requested by Lionheart into a shared drive. Recent additions to the data include 4+ years of monthly Downtown Business & Property reports (the request was made on Friday, August 8th and the data was submitted on Monday, August 12th). The comments regarding the first draft of the Existing Conditions Report was submitted on Friday, Augusts 16th. Alyse Mervosh and Jan Harris provided input, suggestions, and corrections to the document.

The next meeting between the Main Street Advisory Board and Lionheart is scheduled for Wednesday, September 18th during the board's regularly scheduled meeting.

Taylor Main Street Advisory Board

August 21, 2024

Staff Report for OPEN banners

Staff have been in communication with Susan Clickner of Susan Clickner Designs regarding our banner order. This small company seems to have been overwhelmed with orders and they are filling them as rapidly as possible. The last email communications indicated that the products would be shipped withing a couple of weeks. This means we should be receiving them any day.

An invoice still has not been received (a 3rd request was sent out today - August 16, 2024). However, the cost of the banners will be $89.00/each plus shipping. The board voted to order 25 new OPEN banners for a cost of $2,225.00 plus shipping.

ELEGANT OPEN flag * double sided * heavy weight canvas * handmade pole & bracket * black or white
$129.00

I'm quoting the heavier duty Display Sales vinyl, which is a special 18oz commercial grade material that we use 2-ply for extra durability. It tends to hold up similarly well to the poly canvas fabric option and comes at a better price.

Quote

DISPLAYSALES
6300 W Old Shakopee Rd, Suite 112
Bloomington, MN 55438
Phone 800-328-6195 Fax 952-885-0099
www.displaysales.com

Estimate	SQ-5473
Date	08/08/2024
Customer Account	C38064
Customer Contact	Jan Harris
Salesperson	Joe Wistrcill
PO Number	
Expiration Date	Valid for 30 Days

Bill To:
City of Taylor
PO Box 810
Taylor, TX 76574
Jan Harris

Ship To:
City of Taylor
PO Box 810
Taylor, TX 76574
Jan Harris

Item number	Description	Quantity	Unit	Unit Price	Amount
BNR-POLE-28X60-VINYL	Custom Pole Banner Size: 28x60" Process: Digital Fabric: Heavy Duty, 2-Ply - 18oz Vinyl UV Resistant Inks Same Image Front and Back 3" Pole Pockets 2 Grommets Art #: ****Buy Board Discount Applied****	29	Each	$ 102.00	$ 2,958.00
FEE-BNR-SETUP	Banner Printer Setup fee ****WAIVED****	1	Each	$ 0.00	$ 0.00
HW-BNR-WS12-33R-40S-SLV/SLV	WindScale 12 Bracket System Includes: 2 -Silver WindScale 12 Brackets, 2 -1x33" Fiberglass Rods, 6-Silver 40" Adjustable Banding Straps, 2-11" Black Zip Ties, 2-Banner Pins *****Buy Board Discount Applied*****	29	Each	$ 92.65	$ 2,686.85
HW-BNR-WS8-21R-27S-BLK/BLK	WindScale 8 Bracket System Includes: 2 -Black WindScale 8 Brackets, 2 -3/4x21" Fiberglass Rods, 4-Black 27" Adjustable Banding Straps, 2-11" Black Zip Ties, 2-Banner Pins *****Buy Board Discount Applied*****	20	Each	$ 66.30	$ 1,326.00
FEE-FREIGHT	Shipping and Handling	1	Each	$ 433.00	$ 433.00
				Subtotal	$ 7,403.85
				Sales Tax	$ 0.00
				Total	$ 7,403.85

Financing available.

To accept this quotation, sign here and return.

____

Thank you for your business.

Terms & Conditions

DISPLAYSALES

GRAPHIC DESIGN SERVICE:
Display Sales encourages customers to provide vector-based artwork so that the process of proofing and printing may proceed quickly & without interruption. If the provided artwork is unusable; graphic art services will be billed at $125 per hour to correct unusable art, redraw non-formatted art, or design and create custom imagery (per customer request). The customer will be contacted by a Display Sales Graphic Design team member and provided with an art proof. Customers may send their artwork to: graphics@displaysales.com.

FULFILLMENT TIMEFRAMES:
Custom banner production timeframes vary throughout the year. Standard vinyl banner production is 14-21 working days AFTER the art proof is approved and down payment is received (if applicable). Standard weatherguard and poly canvas banner production is 21-25 working days. Rush requests may be accommodated for an additional fee & upon approval from Display Sales. In stock items will be shipped within 48 hours after receipt of completed order.

TERMS:
• 50% down payment on orders for new customers.
• Check, EFT, or credit card are accepted for down payment.
• Balance due Net 20 days after final invoice.
• F.O.B. Display Sales - shipping & handling charges based on destination and size of order.
• Financing available for orders greater than $5,000

SHIPPING & FREIGHT RESPONSIBILITY:
FOR ALL SMALL PACKAGE DELIVERIES (UPS, FEDEX, USPS, ETC): All shipments MUST be inspected at the time of delivery. The customer has 48 hours from the time of delivery to notify Display Sales of any shortage or damage to the order. After 48 hours, it will be at the discretion of Display Sales to decide how to proceed.

FOR LTL/TRUCKLOAD DELIVERIES:
Any damage or visible loss to your shipment MUST be noted on the delivery receipt (signed by the customer) at the time of delivery. In the event of loss or damage this must be done to file a claim. Display Sales is ineligible to file a claim on behalf of the customer if this is not done and the customer will be responsible for all replacement and/or repair costs. Display Sales is not liable for shipments lost, delayed, or damaged in transit. Claims must be filed by the purchaser within 10 days to the Delivery Company. The purchaser is responsible for reviewing merchandise upon receipt to verify order and condition.

RETURN POLICY:
Returns may be accepted within 30 days of delivery (excluding shipping charges). The customer must contact Display Sales for a Return Merchandise Authorization (RMA) number before sending back the items. The customer is responsible for returning the merchandise, including all related shipping costs. A restocking fee may apply, up to 25% of the product cost. If there is an issue with the shipment (other than loss or damage) the customer must contact Display Sales within 30 days of receiving the shipment to resolve the issue. Returns are NOT accepted for custom, modified merchandise, or made to order products. Final Sale products are NOT returnable.

WARRANTIES for BANNERS & DECORATIONS:
Display Sales stands behind our products. However, on occasion an issue may arise with a product. Please contact your sales representative at 800-328-6195 to discuss the issue and to see the details of warranty coverage. Pictures of the product will be requested before we can fully determine the issue and attempt to resolve it. The customer is responsible for the cost of removal, reinstallation and shipping charges incurred for merchandise being repaired or replaced. Customer participation is required to troubleshoot product issues, which will be provided in a timely resolution. All issues must be pre-approved by Display Sales for repairs or replacement.