

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL LARGE CONFERENCE ROOM
400 PORTER STREET
TAYLOR, TEXAS 76574
AUGUST 21, 2024, 5:00 PM

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Approve the minutes from the June 18, 2024 TIF #1 Board meeting. *Jan Harris*

IV. REGULAR AGENDA - NEW BUSINESS

V. REGULAR AGENDA - CONTINUING BUSINESS

2. Report on TIF #1 Board Membership *Jan Harris*

VI. ADJOURN

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

Posted by: *Jan Harris* Date: August 16, 2024
Jan Harris, Main Street Manager

AGENDA

City of Taylor, Texas

TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL CONFERENCE ROOM
June 18, 2024 – 5 pm

Members Present: Chairperson Doug Moss, Ed Komandosky, Alyse Mervosh, Jennifer Lopez, Curie Humphreys, Ruth Rivera, and Jeff Snyder

Members Absent: John McRae and Jina Self

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 5 pm and noted that a quorum was present.
- II. CITIZEN COMMUNICATION – There were no public comments.
- III. CONSENT AGENDA
 - A. Approve the minutes from March 26, 2024, TIF #1 Board meeting.
MOTION: To approve the minutes as presented. J SNYDER / C HUMPHREYS / UNANIMOUS
- IV. REGULAR AGENDA - REVIEW/DISCUSS & CONSIDER ACTION
 - A. Review, discuss and take possible action on a Fire Suppression Grant for 209 E 1st Street –
Ms. Harris presented the board with the sign grant packet from Jeff Snyder, owner of Jeff's Resurrections. He is renovating the Heidenheimer Company Wholesale Grocery warehouses (built c1900) in order to expand his business. There were two proposals submitted: one for \$42,600.00 from Vanguard Fire Systems and the other from Republic Fire Protection for \$47,132.00. Mr. Snyder was requesting the full \$25,000 grant as his project is estimated to cost \$450,000.00.
(At this time, Mr. Snyder recused himself from discussion and the vote on this grant.)
MOTION: To recommend the approval of the Fire Suppression Grant application made by Jeff Snyder for his property located at 209 E 1st Street. E KOMANDOSKY / C HUMPHREYS / APPROVED – 6 votes in favor, 0 dissenting votes, 1 recused member, and 2 members absent.
ACTION: Ms. Harris will present the grant request to Council on July 11, 2024 for final approval.
 - B. Review, discuss, and consider action on a Fire Suppression Grant for 111 W. 3rd Street –
Ryder Jeanes, owner of 111 W 3rd Street (the Richter Building, built 1904) has requested a grant for the fire suppression system which is a part of an extensive building rehabilitation project. Mr. Jeanes did not submit any proposals from qualified companies which install fire suppression equipment. Instead, he submitted a cost sheet from Blue Contractors. It appears that the building's fire suppression system has already been installed. This violates the Fire Suppression System Grant guidelines which state that the grant must be approved prior to installation taking place.
MOTION: To deny the Fire Suppression Grant application from Ryder Jeanes for 111 W 3rd St because (1) the work appears to have already been completed, and (2) the application submitted did not follow the established criteria of the grant program. DISCUSSION: Curie Humphreys amended the motion to include the following:

ADDED AMENDMENT TO THE MOTION: ...unless the board has misread the application which infers that the project is completed. Should the board be in error, Mr. Jeanes is invited to resubmit the grant packet for consideration within the next 30 days. D MOSS / R RIVERA / APPROVED – 7 members approved; 0 dissents.

- C. Review, discuss, and consider recommendation of a request to enable Façade Improvement Grant recipients under the \$5,000 maximum grant reimbursement to apply for additional grants up to the \$25,000 maximum currently allowed – Ms. Harris reported that she has been approached by 2 recipients of the Façade Improvement Grants under the \$5,000 reimbursement cap who want to continue renovations on their properties. They are asking to be allowed to apply for grants up to the \$20,000 each reimbursement level for \$25,000 each in total grant awards.

MOTION: To allow recipients who received grants between May 25, 2022 and May 24, 2023 to apply for FIG funds up to the \$20,000 reimbursement limit for a total cumulative award of \$25,000 each. Recipients under this exception will be ineligible for additional grants for each affected property for three years from the date of the grant award. J LOPEZ / A MERVOSH / 6 MEMBERS APPROVED; Ed Komandosky dissented; and 2 members absent.

- D. Recommendations for future agenda items – No suggestions were made.

- V. ADJOURN – MOTION: To adjourn the meeting at 5.56 pm. R RIVERA / D MOSS / APPROVED

Respectfully submitted,



Jan Harris

Taylor Main Street Manager & Historic Preservation Officer