

AGENDA
CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
TAYLOR CITY HALL - LARGE CONFERENCE ROOM
SEPTEMBER 18, 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. Receive and approve the regular meeting minutes from August 21, 2024
2. Receive and approve the minutes from the special called meeting held on August 26, 2024
3. Receive the current financial report for the Main Street Operating Fund (100-524)
4. Receive the current financial report for the Main Street Revenue Fund (123)

IV. REGULAR AGENDA - NEW BUSINESS

5. Receive and discuss the report from Lionheart Places for the Downtown Master Plan Update
6. Discussion Topic: What is historic downtown Taylor's special draw and how can this be incorporated into and strengthened by the update to the Downtown Master Plan?
7. Receive information on upcoming key meetings
8. Receive information on the 2024 Supporting Small Businesses on Main Street course from the Main Street America Institute *Jan Harris*

V. REGULAR AGENDA - CONTINUING BUSINESS

9. Receive the Monthly Reports for the Main Street Program and Special Events

10. Receive Project Update: Main Street Car Show
11. Receive Project Update: Available Storefront Windows Project
12. Receive Project Update: Heritage Square Farmers Market
13. Receive Project Update: Marketing Committee Report
14. Receive Project Update: Downtown Beautification Committee
15. Receive Project Update: New City Hall Advisory Committee Report *John McRae*

VI. ADJOURN

16. Suggest upcoming agenda items

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: September 13, 2024
Jan Harris, Main Street Manager

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

MEMBERS PRESENT: Curie Humphreys, Jeff Snyder, Jennifer Lopez, Alyse Mervosh, Acting Chairperson Ruth Rivera, and John McRae (arrived at 6:00 pm)

MEMBER ABSENT: Doug Moss

GUESTS PRESENT: Channing Kingery-Boles, Clint Morgan, David Heap, Dee Heap, Cody Witt, Nicole Lessin, and Brenda Glaser

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

I. CALL TO ORDER AND DECLARE A QUORUM – Acting Chairperson Rivera called the August 21, 2024 MSAB meeting to order at 5:06 pm with a quorum present.

II. CITIZEN COMMUNICATION – There were no citizen comments.

III. CONSENT AGENDA

- 1. Approve the minutes from the July 17, 2024 Main Street Advisory Board regular meeting –**
MOTION: To approve the July 17, 2024 meeting minutes as presented. J SNYDER / C HUMPHREYS / UNANIMOUSLY APPROVED
- 2. Receive the financial reports from the 100-524 Main Street Department Expenses account and the 123 Main Street revenue account as information** – Ms. Harris reviewed the financial statements with the board and pointed out the budget adjustments she was requesting to bring the end-of-year budget line items into the black. Ms. Fisher reported that funds were to be expended from the Main Street Revenue Account to cover a film project by Terry Skiles for B-roll film and an updated downtown video to replace the outdated one currently in use websites. ACTION: The board received the reports as information.

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** – This is the 2nd appearance of this grant application before the board. Last month, the board voted to table the request to encourage Ms. Kingery-Boles to take greater advantage of the grant by adding another project to the grant request. Ms. Kingery-Boles did consider adding electrical work for the neon marquee to her project but made the decision to stay with her initial request.

The cost estimate for the roof repair/replacement is \$37,500.00 (50% of this is \$18,750.00). The board asked contractor Cody Witt about the likelihood the cost would increase when rotten plywood was found under the shingle portion of the roof. He said it was quite likely but that it

would not increase the costs beyond \$2,000. MOTION: To award a Façade Improvement Grant not to exceed \$20,000 to Channing Kingery-Boles for roof repair/replacement at the Howard Theater. C HUMPHREYS / J SNYDER / UNANIMOUSLY APPROVED

4. **Review, discuss, and consider approving a Sign Grant application from Dr. Holly Brocato for Brocato Wellness located at 107 W 4th Street** – Dr. Holly Brocato, owner of Brocato Wellness located at 107 W. 4th Street is requesting a sign grant for her business signage. She has received a sign permit for two signs. One a fascia sign comprised of individual acrylic letters which will be affixed to the brick wall. This is the same sign format as is used for Cornerstone Realty which is located in another part of the building. The second sign type is vinyl lettering of her business hours and logo. This will be placed on the business' front door. The total cost of these signs is \$1,260.00 (50% is \$630.00) MOTION: To issue a sign grant to Brocato Wellness for the amount of \$630.00. C HUMPHREY S / J LOPEZ / UNANIMOUSLY APPROVED
5. **Receive, discuss, and consider taking action as necessary on the Taylor Main Street Car Show report** – Ms. Fisher reported to the board that the Main Street Car Show Committee had been working on a presentation to the Council to request the financial divestment of the event from the City. The Committee would request that the City waive all fees associated with the event including the Traffic Control Plan, the TxDOT insurance policy, the barricades for the event, the radios, and the portable toilets. They were initially to present this request to the Council in August. However, due to personal conflicts the presentation could not be made at that time. 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 2025 Main Street Car Show. Ms. Fisher is now heading all efforts to coordinate and promote the Car Show, and the previous discussion has put her efforts more than a month behind. ACTION: Ms. Fisher's report was received as information by the board.

V. REGULAR AGENDA - CONTINUING BUSINESS

6. **Receive the Main Street Program Monthly Activity Report and the Business & Property Report as information** – Ms. Harris reported that there are 10 properties for sale in the district (one is a vacant lot) and 12 properties of varying sizes for lease (this is 8 fewer than last month). She reported 3 residential units are for lease in the downtown area. Six properties were leased during the reporting period with no properties sold. Seven new businesses opened during the reporting period for a total square footage of 13,742. These businesses are a coffee shop, a Tae Kwon Do dojang, a storefront church, a special events facility, 2 personal service businesses, and a retail business. Ms. Fisher reported that she has had one special event permit approved and 4 additional ones are pending. DISCUSSION: The board suggested that the 9-11 March use Porter Street rather than Talbot should it be relocated from North Main Street. Under discussion about the Mamma Jamma Bike Ride, Ms. Humphreys suggested that someone could make goodie bags with items from downtown stores. Another suggestion was to approach the Chamber about splitting the cost of putting together these bags. Ms. Lopez suggested that a QR Code could be created that would take the participants to a page showing the various coupons, etc. provided by the downtown businesses. ACTION: These reports were received by the board as information and no action was taken.
7. **Receive updates, discuss, and consider further action regarding a program to activate vacant storefront windows with pop-up business merchandise, local art, etc.** – Ms. Harris reported that Chairperson Moss was successful in obtaining permission from Rick Northcutt for 401 N Main Street and from Ujjal Ghoshtagore for 221 N Main Street to use their empty storefront windows to promote downtown businesses. She will continue to work with downtown businesses to obtain their buy-in and help them install promotional displays to promote their businesses. DISCUSSION: Mr. Snyder offered to place information promoting the Main Street Car Show in one of the storefront windows. ACTION: The board received this report as

information and no action was taken.

8. **Receive, discuss, and take possible action on the Downtown Beautification Committee's report** – Ms. Lopez reported that she continues to work with Babeco to have them bid for the creation of additional downtown trash cans. She hopes to have this project resolved soon so the trash cans may be ordered. ACTION: The board received this report as information and no action was taken.
9. **Receive, discuss, and take possible action regarding the Marketing Committee's report** – The downtown business photo shoots have been completed with 33 of our downtown businesses participating. These shots will be used by the businesses, Mighty Arsenal, and Taylor Main Street for social media promotions. ACTION: The board received this report as information and no action was taken.
10. **Receive, discuss, and take possible action on the Downtown Master Plan update** – Ms. Harris reported that Lionheart Places is in the Create Phase of the project which will last through October. The 2nd Key Stakeholder meeting was held on August 13th. It was a virtual meeting of downtown property and business stakeholders. Unfortunately, it was not as well attended as had been hoped. A survey of the same questions will be emailed to these stakeholders in hopes of obtaining additional information. A meeting will be held on October 21st at 10 am between Mike Watkins Architects and the Lionheart Designs Team. Ms. Harris reported that another meeting was being planned between Lionheart and TxDOT, ONCORE, AMTRAK, and UP. Ms. Harris continues to upload data as requested by Lionheart. Recent additions include 4+ years of monthly Downtown Business and Property Reports and the comments regarding the first draft of the Existing Conditions Report. Ms. Harris thanked Ms. Mervosh for her input, suggestions and corrections to the document. Ms. Harris had also submitted several suggestions and corrections as well. The next meeting between the MSAB and Lionheart will be on September 18th at 5 pm. ACTION: The board received this report as information and no action was taken.
11. **Receive the report and take any action deemed necessary on the New Municipal Building Advisory Committee's report** – Mr. McRae reported that key decisions have been made regarding the project with good results. Some of the suggestions made by the Advisory Committee include art in the lobby area, key E. 2nd Street improvements, and turning the water retention pond to be located on the SE corner of the site into a beautification focal point with a walking trail and grass/trees. ACTION: The board received this report as information and no action was taken.
12. **Receive update from the OPEN banners project** – Ms. Harris reported that the banners are in production and should be delivered in the coming weeks. The cost of the 25 banners the board approved ordering will be \$2,225.00 plus shipping. ACTION: The board received this report as information and no action was taken.
13. **Provide an update regarding the purchase of additional large downtown banners and hardware and hardware for the period light poles in downtown** – Ms. Harris reported that she has contracted with Display Sales to provide 29 new 28" x 60" custom pole banners and banner hardware and an additional 20 units of bracket hardware for the small pole banners. The total cost of the purchase is \$7,403.85 which leaves the remainder of \$0.15 from the ATB funds allocated for this purpose. ACTION: The board received this report as information and no action was taken.
14. **Suggestions of items for inclusion on future agendas** – Ms. Lopez to provide an update on progress with the Heritage Square Farmers Market. A Special Called Meeting will be held on Monday, August 26th at 5 pm with an agenda of two items: a sign grant request from Steven Piper with Outpost 512 and a request for a mural permit from David Heap. Ms. Mervosh will provide additional information on the program's marketing efforts.

VI. ADJOURN – MOTION: To adjourn the meeting at 7 pm. A MERVOSH / C HUMPHREYS /
UNANIMOUSLY APPROVED

Respectfully submitted,

A handwritten signature in cursive script that reads "Jan Harris".

Jan Harris

Main Street Manager & Historic Preservation Officer

AGENDA
CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD SPECIAL CALLED MEETING
TAYLOR CITY HALL; LARGE CONFERENCE ROOM
400 PORTER STREET
TAYLOR, TX 76574
AUGUST 26, 2024, 5:00 PM

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

MEMBERS ABSENT: Doug Moss

GUESTS PRESENT: David Heap and Steven Piper

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

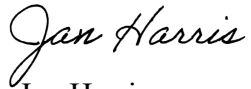
- I. CALL TO ORDER AND DECLARE A QUORUM** – Vice Chairperson Rivera called the meeting to order at 5:03 pm with a quorum present.
- II. CITIZEN COMMUNICATION** – There were no comments made.
- III. CONSENT AGENDA -**
- IV. REGULAR AGENDA - NEW BUSINESS**

- 1. Receive information, consider, and make a decision on the mural application presented by David Heap for the Kincl Building, 200 W. 2nd Street** – David Heap is seeking permission to install a mural painted by Jon McKenzie with Varsity Walls on the east-facing façade of the KINCL Building located at 200 W. 2nd Street. The mural is of his father Jimmy Heap, who with his band The Melody Makers, was a mainstay of the Taylor music scene starting in the 1940s. Steve Truex, the owner of the KINCL building, has given his permission to have the mural installed on his property. Mr. Heap hopes to have the mural installed before the 2024 Main Street Car Show. **DISCUSSION:** Ms. Humphreys asked whether the dates Jimmy Heap was active be added to the mural. **MOTION:** To approve the request for a mural permit for the Jimmy Heap mural on the east facing wall of 200 W. Main Street. J SNYDER / A MERVOSH / UNANIMOUSLY APPROVED
- 2. Receive information, discuss, and make a decision regarding the sign grant request from Steven Piper, owner of Outpost 512 located at 302 N. Main Street** – Steven Piper is the owner of Outpost 512 and is requesting a grant for the installation of two signs: one is a fascia box sign (not illuminated) to be installed in the same signable area as previous signs for businesses at that address. The other is a blade sign to be hung beneath the canopy. Mr. Piper is in the process of obtaining a sign permit. The signs are being fabricated by Fast Signs. Ms. Harris recommended that, should the board approve the grant that the city sign permit must be obtained before the signs can be installed or the grant will be null and void. Mr. Piper reported that the cost of the signs has dropped, and he will submit the final cost estimate to Ms. Harris. **MOTION:** To approve the sign grant for 302 N Main Street pending the receipt of a sign permit for the signs. Mr. Piper will submit the invoice marked “paid in full” to Ms. Harris and she will request a reimbursement request of 50% of the invoice. **MOTION:** To approve the sign grant request pending the receipt of a City of Taylor sign permit. J MCRAE / J SNYDER / UNANIMOUSLY APPROVED.

3. REGULAR AGENDA - CONTINUING BUSINESS

- 4. ADJOURN – MOTION:** To adjourn the Special Called Meeting at 5:21 pm. A MERVOSH / C HUMPHREYS / UNANIMOUSLY APPROVED

Respectfully submitted,

A handwritten signature in cursive script that reads "Jan Harris".

Jan Harris

Main Street Manager & Historic Preservation Officer

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 : S E P T E M B E R 3 0 T H , 2 0 2 4

PAG 1

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
***	TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
=====							
<u>EXPENDITURE SUMMARY</u>							
	524-MAIN STREET PROGRAM	200,132.00	2,132.05	178,781.30	89.33	0.00	21,350.70
***	TOTAL EXPENDITURES	200,132.00	2,132.05	178,781.30	89.33	0.00	21,350.70
=====							
***	TOTAL PROFIT / (LOSS)	(200,132.00)	(2,132.05)	(178,781.30)	89.33	0.00	(21,350.70)
=====							

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

100-GENERAL FUND
REVENUES

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

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 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
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & SALARIES</u>							
524-111	REGULAR FULL TIME	130,701.00	0.00	118,186.79	90.43	0.00	12,514.21
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	118,378.79	90.44	0.00	12,514.21
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	297.00	20.55	233.40	78.59	0.00	63.60
524-121	FICA SOCIAL SECURITY	10,012.00	0.00	8,929.58	89.19	0.00	1,082.42
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	2,077.53	15,674.18	90.60	0.00	1,625.82
524-126	HEALTH INSURANCE	15,400.00	0.00	15,153.86	98.40	0.00	246.14
524-127	DENTAL INSURANCE	576.00	0.00	566.88	98.42	0.00	9.12
524-128	LONG TERM DISABILITY	369.00	33.97	386.76	104.81	0.00	(17.76)
524-129	VISION INSURANCE	99.00	0.00	114.96	116.12	0.00	(15.96)
	* SUB-CATEGORY TOTAL *	44,559.00	2,132.05	41,682.30	93.54	0.00	2,876.70
<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	702.45	46.83	0.00	797.55
	* SUB-CATEGORY TOTAL *	1,500.00	0.00	702.45	46.83	0.00	797.55
<u>TRAINING/PROFESSIONAL DEVELOPM</u>							
524-141	WORKSHOP TRAINING	400.00	0.00	350.00	87.50	0.00	50.00
524-142	PROFESSIONAL CONFERENCES	2,361.00	0.00	2,361.00	100.00	0.00	0.00
524-143	MEMBERSHIPS AND DUES	1,375.00	0.00	1,260.00	91.64	0.00	115.00
524-144	SUBSCRIPTIONS AND BOOKS	1,434.00	0.00	1,326.56	92.51	0.00	107.44
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	7,953.91	74.68	0.00	2,696.09

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 4

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
** CATEGORY TOTAL **		187,602.00	2,132.05	168,717.45	89.93	0.00	18,884.55

200-OPERATIONAL SUPPLIESOFFICE SUPPLIES

524-211	GENERAL OFFICE SUPPLIES	1,545.00	0.00	1,194.62	77.32	0.00	350.38
524-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
524-214	COMPUTER SUPPLIES	500.00	0.00	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	0.00	1,438.47	67.06	0.00	706.53

PROGRAM/SPECIAL EVENTS

524-232	FOOD/MEALS	0.00	0.00	0.00	0.00	0.00	0.00
524-233	CITY SPONSORED EVENTS	0.00	0.00	0.00	0.00	0.00	0.00
524-235	PROMOTIONAL SUPPLIES	2,290.00	0.00	2,290.00	100.00	0.00	0.00
* SUB-CATEGORY TOTAL *		2,290.00	0.00	2,290.00	100.00	0.00	0.00

OPERATIONAL EQUIPMENT (ADMIN)

524-261	OFFICE FURNITURE	135.98	0.00	135.98	100.00	0.00	0.00
524-267	COMPUTERS	1,886.52	0.00	1,827.30	96.86	0.00	59.22
524-269	OTHER OFFICE EQUIPMENT	777.50	0.00	777.50	100.00	0.00	0.00
* SUB-CATEGORY TOTAL *		2,800.00	0.00	2,740.78	97.89	0.00	59.22

** CATEGORY TOTAL **		7,235.00	0.00	6,469.25	89.42	0.00	765.75
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300-FACILITIES OPERATIONS/MAINUTILITIES

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	1,439.76	239.96	0.00	(839.76)
* SUB-CATEGORY TOTAL *		600.00	0.00	1,439.76	239.96	0.00	(839.76)

** CATEGORY TOTAL **		600.00	0.00	1,439.76	239.96	0.00	(839.76)
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CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 5

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>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	1,810.00	0.00	1,085.68	59.98	0.00	724.32
	* SUB-CATEGORY TOTAL *	1,810.00	0.00	1,085.68	59.98	0.00	724.32
** CATEGORY TOTAL **		1,810.00	0.00	1,085.68	59.98	0.00	724.32
<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
<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
<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
** CATEGORY TOTAL **		2,885.00	0.00	1,069.16	37.06	0.00	1,815.84

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 6

100-GENERAL FUND
524-MAIN STREET PROGRAM
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>700-CAPITAL OUTLAY</u>							
OFFICE FURNITURE/EQUIPMENT							
524-714	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
CONTRIBUTIONS/TRANSFERS							
524-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
*** DEPARTMENT TOTAL ***		200,132.00	2,132.05	178,781.30	89.33	0.00	21,350.70
		=====	=====	=====	=====	=====	=====
*** TOTAL EXPENSES ***		200,132.00	2,132.05	178,781.30	89.33	0.00	21,350.70
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(200,132.00)	(2,132.05)	(178,781.30)	89.33	0.00	(21,350.70)
		=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 1

123-MAIN STREET REVENUE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	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	120.00	56,650.75	173.78	0.00	(24,050.75)
450-	INTERFUND OPERATING T	156,100.00	0.00	80,000.00	51.25	0.00	76,100.00
***	TOTAL REVENUES ***	188,700.00	120.00	136,650.75	72.42	0.00	52,049.25
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	250,246.00	0.00	140,113.65	60.87	12,220.00	97,912.35
***	TOTAL EXPENDITURES ***	250,246.00	0.00	140,113.65	60.87	12,220.00	97,912.35
***	TOTAL PROFIT / (LOSS) ***	(61,546.00)	120.00	(3,462.90)	25.48	(12,220.00)	(45,863.10)

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 2

123-MAIN STREET REVENUE FUND
REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>330-INTERGOVERNMENTAL REVENUES</u>							
330-234	TEDC CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
330-235	GENERAL CONTRIBUTIONS	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 SOU</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	120.00	37,526.00	375.26	0.00	(27,526.00)
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	120.00	56,650.75	173.78	0.00	(24,050.75)
<u>450-INTERFUND OPERATING TRANSF</u>							
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	120.00	136,650.75	72.42	0.00	52,049.25
		=====	=====	=====	=====	=====	=====

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

PAG 3

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

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & 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	2,700.96	38.59	0.00	4,299.04
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	55,284.25	68.93	0.00	24,915.75
<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	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
<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	0.00	58,863.82	65.39	12,220.00	37,616.18

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 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
<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	4,191.02	83.82	0.00	808.98
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	4,191.02	83.82	0.00	808.98
** CATEGORY TOTAL **		5,000.00	0.00	4,191.02	83.82	0.00	808.98
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
615-719	OTHER CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
** CATEGORY TOTAL **		0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
615-811	RENTAL ASSISTANCE	0.00	0.00	0.00	0.00	0.00	0.00
615-813	FACADE GRANT	136,546.00	0.00	77,058.81	56.43	0.00	59,487.19
615-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	136,546.00	0.00	77,058.81	56.43	0.00	59,487.19
** CATEGORY TOTAL **		136,546.00	0.00	77,058.81	56.43	0.00	59,487.19

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 : S E P T E M B E R 3 0 T H , 2 0 2 4

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

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	DEPARTMENT TOTAL ***	250,246.00	0.00	140,113.65	60.87	12,220.00	97,912.35
***	TOTAL EXPENSES ***	250,246.00	0.00	140,113.65	60.87	12,220.00	97,912.35
***	TOTAL PROFIT / (LOSS) ***	(61,546.00)	120.00	(3,462.90)	25.48	(12,220.00)	(45,863.10)

*** END OF REPORT ***

AGENDA
LIONHEART DESIGNS REPORT TO THE TAYLOR MSAB
September 18, 2024

1. Welcome
2. Stakeholder Dialogue #1 Summary
3. Alternatives Discussion
4. Stakeholder Dialogue #2 Run of Show
5. Next Steps

IMPORTANT UPCOMING MEETINGS:

September 19, 2024 RETAIL FOOD SUCCESS 101
9-10 AM Williamson County Expo Center

October 28-30, 2024 Downtown Texas Conference
\$460.00/pp Abilene, Texas

Taylor Small Business Forum

Hear about best practices and ask questions. This session is a must for local restaurant establishments.

RETAIL FOOD SUCCESS 101

Thu. Sep 19, 2024

9 - 10am

Williamson County Expo Center





Williamson County and Cities Health District

355 Texas Avenue • Round Rock, TX 78664

512-943-3600 • www.wcchd.org



Restaurant Inspections Meeting *“Educational Event to Help Businesses Succeed”*

Thursday, September 19, 2024

Williamson County Expo Center

The Morrison Meeting Room

5350 Bill Pickett Trail

Taylor, Texas 76574

9:00 to 10:30 AM

AGENDA:

1. Welcome – Kathy Pierce, WCCHD Board Chair
2. Introductions:
 - Commissioner Russ Boles – Precinct Four
 - Jeff Jenkins – Deputy City Manager & Taylor WCCHD Board Rep
 - Lori Murphy – WCCHD Environmental Health Director
 - Jovette Newton – WCCHD Environmental Health Manager
 - Lucy Estrella – WCCHD Pre-Opening Team Plan Reviewer (bilingual)
3. Why There are Restaurant Inspections & Governing Laws
4. Restaurant Inspection Process – What are 1 Point, 2 Point & 3 Point Demerits?
5. What Happens when Things Go Wrong? Resources.
6. Food Inspection 101 – Top 10 Demerits & How to Avoid – Best Practices
7. Other Inspections: Temporary Events, Mobile Vendors, Farmers Markets, Cottage Food Law
8. Questions & Answers.
9. Contact Information – EH@Wilco.org or 512-248-7620
10. Adjourn.

YOUR Public Health Department

Cedar Park • Georgetown • Hutto • Leander • Liberty Hill • Round Rock • Taylor • Williamson County

The Main Street America Institute's [Supporting Small Businesses on Main Street](#) course! Generously sponsored by U.S. Bank, this three-week live, online course will prepare local leaders to uplift small businesses in their communities. Through learning how to identify place-based assets and resources for small businesses, participants will better understand how to collaboratively build a strong community support network that centers economic vitality. Combining interactive classroom sessions and a hands-on course project, participants will gain new skills and develop a distribution-ready small business guide for the local Main Street

DETAILS

When: September 5, 12, and 19, 2024

Schedule:

- September 5: 2:00 p.m.-4:30 p.m. CDT
- September 12: 2:00 p.m.-4:00 p.m. CDT
- September 19: 2:00p.m.- 4:00 p.m. CDT

Format: Live online sessions – one per week for three weeks – plus independent course work, approximately three hours per week. Participants will also spend an average of three hours outside of class each week learning foundational concepts and working on the overarching course project.

Learning Objectives:

- Gain a comprehensive understanding of transformation strategies within the framework of the Main Street Approach
- Learn market analysis techniques using data, surveys, and district investigation
- Practice transformation strategy development techniques through hands-on exercises using data from two communities — the host city and your own!

Instructors: This course is led by Main Street America's Senior Manager of Education, [Tasha Sams](#), and features instruction from expert guest speakers and Main Street America staff. [Meet the instructors here >](#)

Taylor Main Street Monthly Activity Report August 2024

Downtown Property & Business Report:

Property:

- Number of properties listed for sale: 6 (1 property a vacant lot & 1 under contract)
- Number of commercial properties listed for lease: *12 **Note: some of these are small spaces within larger buildings with other occupied spaces*
 - o Storefronts: 7
 - o Interior Office Spaces: 2
 - o Restaurant: 2
- Number of residential properties listed for lease: 3
- Leased properties during reporting period: 6
 - o 405 S. Main Street
 - o 210 E. 3rd St
 - o 401-A N Main St
 - o 114 W. 4th St
 - o 116 W 2nd St; Ste 105
 - o Bro107 W 4th St
- Sold properties during reporting period: 0

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 1st Street

Pre-Application Meeting:

- None

Building Project/Renovation Meeting:

- Online meeting with Brice Henderickson (Main Street Design Team with the State Main Street Office, THC) to discuss renovation plans for 119-121 E. 3rd Street – 8/20
- Online meeting with Jennifer Tucker, John Jones, and Jamie Crawley (Design Lead, Texas Main Street, THC) – 8/22
- In-Person Site Visit with Malena Maiz and Brice Henderickson (Main Street Design Team members with the State Main Street Office, THC. Viewed the following properties:
 - 117 N Main Street
 - 211 N Main Street
 - 119-121 E 3rd Street
- Channing Kingery-Boles re: Howard Theater roofing project

Business Activity:

- **New businesses opened during reporting period: 7**
 - Un Taco Mass – 405 S. Main Street – Restaurant
 - All’Merican Sales – 210 E. 3rd St – Retail
 - Grand Master Lee Taekwondo – 401-A N Main St – Service
 - 108 East – 108 E. 2nd St – Event Center
 - The Imperfect Church – 114 W. 4th St – Church
 - Massage by Nicole and Rex – 116 W 2nd St; Ste 105 – Personal Service
 - Brocato Wellness – 107 W 4th St – Professional Service
- Businesses Relocating: 0
 - Property uses:
- Businesses Closed: 2
 - Red Cap Cigar Lounge – 115 N Main St
 - Hola Aloha – 118 W 2nd St

Community Outreach / Meetings Attended:

- Downtown Master Plan Update Meeting – 8/7; 8/20; 8/28
- Historic Preservation Commission – 8/7
- City Council – 8/8; 8/22
- Breakfast Bites – The Downtown Stakeholders’ meeting #2 replaced the August Breakfast Bites – 8/13
- Taylor EDC Strategic Planning Interview – 8/20
- TAB Officers Meeting – 8/20
- TIF #1 meeting – 8/21
- Main Street Advisory Board meeting – 8/21
- Transition Meeting with Development Services staff to prep for new Department Director – 8/22
- Department Directors’ Meeting – 8/26
- Taylor Area Businesswomen – 8/27

Local Business / Owner Visits:

Heritage Square Farmers Market onboarding meeting	Ivan Benitez – Sky & Co Jewelry – assistance with sign permit	DT Master Plan Stakeholders’ Dialogue #2 with DT Merchants & Property Owners
Alisha Fowler – Taylor Feed Supply	Lexi Little – The Little Collective	Netta’s Nook & Collectibles
The Spot – to discuss issue with the nearby bench/trash can	Outpost512Art – Discuss signage & permit	Good Strangers
Grand Master Lee’s Taekwondo – to discuss signage and permits		

Potential New Business / Building Owner Meetings:

- Met with John Bongaarts – 8/23

Downtown Building Renovation Meetings:**Film Friendly Taylor –Film Events in Taylor:**

- Master Class – Filmed August 13-15

Professional Development:

- Texas Main Street Program monthly design training – 8/21

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)
- Obtain an accurate record of the number of FTE and PT employees in the Downtown District
- Update the Downtown Building Survey

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

Event Planning:

- 08.06, 08.14, 08.21 – Sesquicentennial Meeting
- 08.07 – Building a Community, pre-app meeting
- 08.08 – 9/11 Memorial march, Road Closure Coordination Meeting
- 08.14, 08.29 – Main Street Car Show Meetings
- 08.20 – Taylor Street Dance Pre-App Meeting
- 08.20 – Martin Luther King, JR. Committee Meeting
- 08.26 – Williamson County Fair and Rodeo Road Closure Coordination Meeting
- 08.26 – Taylor ISD Homecoming Parade, Pre-App Meeting
- 08.30 – Farmer’s Market, Fall Event Coordination meeting

Special Events:

- 08.10 – Taylor Second Saturday Sip and Stroll

Special Events Permits Issued or Pending:

- 09.08 – St. Mary’s Fall Festival (approved)
- 09.11 – 9/11 Memorial March (Approved)
- 09.21 – Building a Community Concert (Pending)
- 09.21 – Texas Mamma Jamma Ride (Pending)
- 10.02 – City of Taylor Homecoming Parade (Pending)
- 10.04 – Our Lady of Guadalupe Jamaica (Pending)
- 10.12 – Empty Bowl Project (pending)
- 10.12 – Good Life 5k (Pending)
- 10.28 – Main Street Car Show (Pending)
- 10.31 – Spooktacular (Pending)
- 11.02 – Taylor Feed Store, Street Dance (Pending)

Other Meetings Attended:

- 08.05/08.06 – Business Photos with Rachel Trussell
- 08.07 – Chamber of Commer City Liaison Preparation Meeting
- 08.07 – City Event Coordinators Meeting
- 08.12 – Main Street Marketing Committee Meeting
- 08.13 – DT Taylor Business/Property Owners Meeting
- 08.19 – TEE Foundation Meeting
- 08.28 – Public Arts Advisory Board Meeting

Business Visits:

• Curio Mrvosa Books & Vintage • Neighborhood Bottle Shoppe • Ripple and Rose • Hacienda	• 74 Man Store • Netta’s Nook Antiques and Collectables • Good Strangers • The HAWT Spot
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• Vintique Collective • Outpost 512 • Concept BJJ • ALCHEMY • Ancira Salsa • The Venue Taylor • Color Collective Studio • Art Off Center • St. Mary's Catholic School	• The Little Collective • Taylor Bike Company • Hayley's Grains • KINCL Haus of Antiques • Taylor Sporting Goods • 2nd Street Station Kitchen and Bar • Black Sparrow Music Parlor • Dee's Flowers and Gifts • Western Darlin
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PROPERTY BUSINESS REPORT
SEPTEMBER 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)	\$15,750,000.00	mixed use
Brasfield Building	202 N Main St	Bo Brasfield	512.947.5713	2,160/SF	\$850,000	storefront
Threadgill Building	401 N Main St	Rick Northcutt	512-914-7727	7,926 SF	\$2,250,000	Storefront with mixed use potential
vacant lot	703 N Main St	Four Brothers Business Property Development LLC / Cruz Sanchez	281.771.7898	0.578 AC	\$750,000	vacant land
corner of N Main St & E 7th St	620 N Main St	Delmar McKinney / Julie Downs - Tierra Grande Real Estate	Julie Downs-512-487- 3967	2463 SF	\$750,000	
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 \$1.42/SF/MO	Restaurant

PROPERTY BUSINESS REPORT
SEPTEMBER 2024

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
McCrory-Timmerman Lofts	110 W.2nd St - Loft D	CWMRY Boyd / Kelly Eddleman	kellyeddleman@mccrorytimmerman.com	2300 SF	Contact for information	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)	\$2.08/SF/MO - Storefront spaces to be renovated to vanilla shell for tenant
McCrory Timmerman Building	112 W 2nd St; Ste 202	CWMRY Boyd / Kelly Eddleman	kellyeddleman@mccrorytimmerman.com	1764 SF	Call for Information	Interior Office
Peterson Building	119 W 2nd ; Suite B	Nic Armstrong	Taylor2ndst@gmail.com	850 SF		Storefront
Eanes-Presett Building	121 E 3rd St	Casey Denton	512-808-3483 ; casey@easystreetcap.com	3000 SF	Call for Information	Restaurant
Industrial Flex Bldg	202 W 1st St	JD McNabb Family LL	512-751-0606	5,000-10,000	\$16.20/sf/yr or \$1.35/sf/mo	Industrial Flex
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 \$1.50/SF/MO	Interior office

PROPERTY BUSINESS REPORT
SEPTEMBER 2024

PROPERTY FOR LEASE:	ADDRESS	OWNER/REALTOR	CONTACT INFO	SQUARE FEET	PRICE	
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 \$1.16/SF/MO	Storefront
Threadgill Building	401 N Main St	Rick Northcutt	512-914-7727	7,926 SF	\$2,250/MO \$3.52/SF	Storefront
Large Office Building	700 N Main St	Brent Campbell - Don Quick & Assoc	512-255-3000	1579 SF available divided into 6 spaces	Call for information	Interior offices
SOLD PROPERTIES	ADDRESS	PURCHASER	CONTACT INFO	PROPOSED USE	SALES PRICE	
Eanes/Prewett Building	119-121 E 3rd St	Casey Denton	512-808-3483; casey@easystreetcap.com	mixed use		
LEASED PROPERTIES	ADDRESS	TENANT	CONTACT INFO	PROPOSED USE	LEASE \$	
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)	Leased - rehab to vanilla shell completion date January 2025

PROPERTY BUSINESS REPORT
SEPTEMBER 2024

PROPOSED RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Eanes-Prewett Building	113-115 E 3rd St	Lewis Hughes - John Hughes is project manager	512-844-4150	offices/retail		Interior renov of 1st floor underway; exterior renov to begin soon. Staff working with J Hughes on project.
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	Project appears stalled - Code Enforcement is requiring owner to remove construction fencing as no renov permits are in play	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	512.808.3483	mixed use		TxMS Design team is preparing renderings and information
Hawt Spot bldg	211 N Main St	Ricardo Zuniga		façade improvement		TxMS Design team is preparing renderings and information

PROPERTY BUSINESS REPORT
SEPTEMBER 2024

ONGOING RENOVATION PROJECTS	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE		
Heidenheimer Co Wholesale Grocery Warehouses	209 E 1st St	Jeff Snyder	512.365.5346	storage associated with Jeff's Resurrections		Tax Credit Project
Richter 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		
NEW BUSINESSES COMING ON LINE	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
None						
NEW BUSINESSES OPEN	ADDRESS	OWNER	CONTACT INFO	PROPOSED USE	# EMPLOYEES GAINED	
Haciendo Coffee	114 W 6th St	Billy Wiginton	billywiginton@gmail.com	coffee shop		

PROPERTY BUSINESS REPORT
SEPTEMBER 2024

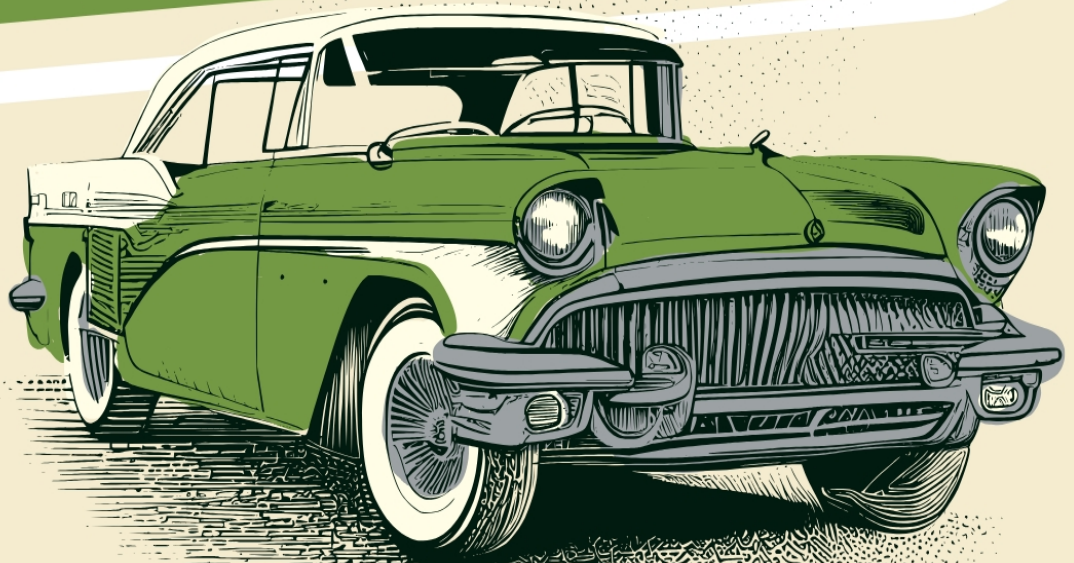
BUSINESS CLOSING	ADDRESS	OWNER	CONTACT INFO	FORMER USE	# EMPLOYEES LOST	YEARS IN BUSINESS
Hola Aloha	118 W 2nd St	Chella Cardona	512-595-2251	retail & food	2	5
BUSINESS RELOCATING	NEW ADDRESS	OWNER	CONTACT INFO	OLD ADDRESS	# EMPLOYEES GAINED OR LOST	
Taylor Economic Development Corporation	TBD	Ben White, Executive Director	benwhite@tayloredc.org	112 W 2nd St; Ste 203		Will relocate to a temporary location (TBD) until 111 W. 3rd St is ready
BUSINESS BEING SOLD	ADDRESS	NEW OWNER	CONTACT INFO	OLD OWNER	# EMPLOYEES GAINED OR LOST	
None						

11TH ANNUAL

MAIN STREET *Car Show*

CELEBRATING 100 YEARS OF TAYLOR DUCKS

SAT. OCTOBER 26, 2024 | 10 AM - 4PM | TAYLOR, TEXAS



VENDORS • LIVE MUSIC • CARS



MORE INFO HERE



09/11/2024 MAIN STREET CAR SHOW - COMMITTEE REPORT

EXPENSES: **\$7341.00**

Artist Line-Up, \$3000.00 total:

- 10 am - 10:45 am: Clutch Kings, will sing national anthem
- 11 am - 11:45 am: Chubby Knuckle Choir
- 12 pm - 12:45 pm: Ready Betty
- 1 pm - 1:45 pm: Gabor Nicholson Band
- 2 pm - 2:45 pm: Roy Heinrich and the Pick Up Trucks
- 3 pm - 4 pm: Elvis and awards

Bids Awarded:

- Portable Toilets: \$2026.00
- Sound: \$2000.00

Marketing:

- \$10.00 - Facebook reel over-first weekend in September
- \$395.00 - Howard Theatre, both sides 22nd - 26th, lights on the 25th and 26th

Revenue: **\$4685.00**

- Sponsors: \$1000.00
- Vehicle Registration:
 - \$40.00 - in person, by mail
 - \$1220.00 - electronic
- Vendor
 - Pending: \$2325 - 8 Food Vendors, 16 craft/promotion
 - Confirmed: \$100 - 1 Craft Vendor

All sign-up links:



All marketing materials

