

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL; 400 PORTER ST.; TAYLOR, TX
LARGE CONFERENCE ROOM
NOVEMBER 20, 2024, 5:00 PM

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Approve the TIF #1 board meeting minutes from October 16, 2024.
2. Receive the TIF #1 financial reports as information.

IV. REGULAR AGENDA - NEW BUSINESS

3. Consider approval of a Facade Improvement Grant request from John Jones for roof work at 208 N. Main Street.
4. Consider approving a Sign Grant application from Barb Sellars co-owner of KINCL House of Antiques located at 200 w. 2nd Street.
5. Receive information regarding TIF #1 board re-appointments/appointments
6. Receive a report on downtown tree maintenance.

V. REGULAR AGENDA - CONTINUING BUSINESS

VI. ADJOURN

7. Suggestion of future agenda items.

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: November 15, 2024
Jan Harris, Main Street Manager

MEETING MINUTES
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL
400 PORTER STREET
LARGE CONFERENCE ROOM
OCTOBER 16, 2024, 5:00 PM

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

Guests Present: Rick Von Pheil, Officer Shane Newell, and Ed Hile

Staff Present: Special events Coordinator Ruby Fisher and Main Street Manager Jan Harris

- I. CALL TO ORDER AND DECLARE A QUORUM** – Chairperson Moss called the October 16, 2024 meeting of the TIF #1 Board to order at 5:04 pm and noted that all members were present.

- II. CITIZEN COMMUNICATION** – There were no comments.

III. CONSENT AGENDA

1. **Approve the MSAB meeting minutes from September 18, 2024 – MOTION:** To approve the September 18, 2024 TIF #1 Board meeting minutes as presented.
2. **Receive the TIF #1 Financial Reports as information – ACTION ITEM:** Staff to report back in November with information regarding the fund balance as well as the amount of funds owed to WILCO and CoT for overpayment of tax funds.
ACTION: The board received the October report as information.

IV. REGULAR AGENDA - NEW BUSINESS

3. **Review, discuss, and consider approving the Facade Improvement Grant presented by Ed Hile for his properly located at 106 E. 2nd Street** – The project involves the repair of the building's façade and transom windows including replacement of any rotten wood, replacement of clear glass with reeded glass where the original glass has been lost, and repainting the façade in the same colors. The total cost of the project is \$11,920.00. The allowable grant reimbursement is \$5,960.00.
MOTION: To approve the façade grant request from Ed Hile owner of 106 E. 2nd Street in the amount of \$5,960.00. C HUMPHREYS / E KOMANDOSKY / APPROVED UNANIMOUSLY

V. REGULAR AGENDA - CONTINUING BUSINESS

4. **Receive an update on the Downtown Bench and Trash Can Project** – Jan reported that she was waiting for a slot on an upcoming Council agenda. The Council is holding only 1 meeting in October – December. The request will be for funds NTE \$40,000 to cover 11 new trash cans, 13 new benches, and 10 new bike racks. She will send the map showing proposed bench and trash can locations to Lionheart for them to add to the update of the Downtown Master Plan.

VI. ADJOURN

- 5. Items for upcoming agendas** – Items for the November meeting: update on the budget as requested.

MOTION: To adjourn the meeting at 5:36 pm. J MCRAE / R RIVERA /
UNANIMOUSLY APPROVED.

Respectfully submitted,

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

Jan Harris

Main Street Manager and 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 : N O V E M B E R 3 0 T H , 2 0 2 4

PAG 1

119-TIF (TAX INCREMENT 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>							
310-TAXES		585,000.00	0.00	0.00	0.00	0.00	585,000.00
330-INTERGOVERNMENTAL REV		350,000.00	0.00	0.00	0.00	0.00	350,000.00
430-USE OF MONEY AND PROP		10,000.00	0.00	2,460.19	24.60	0.00	7,539.81
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***		945,000.00	0.00	2,460.19	0.26	0.00	942,539.81
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		831,372.00	9,251.25	134,675.00	26.47	85,370.00	611,327.00
*** TOTAL EXPENDITURES ***		831,372.00	9,251.25	134,675.00	26.47	85,370.00	611,327.00
*** TOTAL PROFIT / (LOSS) ***		113,628.00	(9,251.25)	(132,214.81)	191.49-	(85,370.00)	331,212.81

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

PAG 2

119-TIF (TAX INCREMENT FUND)
 REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>310-TAXES</u>							
310-111	CURRENT PROPERTY TAXES	585,000.00	0.00	0.00	0.00	0.00	585,000.00
** REVENUE CATEGORY TOTAL **		585,000.00	0.00	0.00	0.00	0.00	585,000.00
<u>330-INTERGOVERNMENTAL REVENUES</u>							
330-242	TIF-WILLIAMSON COUNTY	350,000.00	0.00	0.00	0.00	0.00	350,000.00
** REVENUE CATEGORY TOTAL **		350,000.00	0.00	0.00	0.00	0.00	350,000.00
<u>430-USE OF MONEY AND PROPERTY</u>							
430-331	INTEREST INCOME	10,000.00	0.00	2,460.19	24.60	0.00	7,539.81
430-334	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		10,000.00	0.00	2,460.19	24.60	0.00	7,539.81
<u>450-INTERFUND OPERATING TRANSF</u>							
450-370	INTERFUND TRANSFER IN	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
*** TOTAL REVENUES ***		945,000.00	0.00	2,460.19	0.26	0.00	942,539.81
		=====	=====	=====	=====	=====	=====

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

PAG 3

119-TIF (TAX INCREMENT FUND)
520-TIF EXPENSES
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>							
520-111	REGULAR FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
520-115	LONGEVITY PAY	0.00	0.00	0.00	0.00	0.00	0.00
520-118	INSURANCE ALLOWANCE	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>PAID BENEFITS</u>							
520-121	FICA SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00	0.00
520-122	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
520-124	RETIREMENT-TMRS	0.00	0.00	0.00	0.00	0.00	0.00
520-128	LONG TERM DISABILITY	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>500-CONTRACT SERVICES AND FEES</u>							
<u>PROFESSIONAL SERVICES</u>							
520-519	OTHER PROFESSIONAL SERVICES	5,000.00	0.00	0.00	0.00	0.00	5,000.00
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	0.00	0.00	0.00	5,000.00
<u>CONTRACT SERVICES</u>							
520-539	OTHER CONTRACT 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>ANNUAL MAINTENANCE FEES</u>							
520-542	MISCELLANEOUS EXPENSE	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

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

PAG 4

119-TIF (TAX INCREMENT FUND)
520-TIF EXPENSES
DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
** CATEGORY TOTAL **		5,000.00	0.00	0.00	0.00	0.00	5,000.00
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
520-719	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
<u>CAPITAL IMPROVEMENTS/ACQUISITI</u>							
520-742	CONSTRUCTION	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>							
520-814	TRANSFER TO CIP	0.00	0.00	0.00	0.00	0.00	0.00
520-815	INTERFUND TRANSFER OUT	526,372.00	0.00	125,423.75	23.83	0.00	400,948.25
520-819	OTHER CONTRIBUTIONS	300,000.00	9,251.25	9,251.25	31.54	85,370.00	205,378.75
* SUB-CATEGORY TOTAL *		826,372.00	9,251.25	134,675.00	26.63	85,370.00	606,327.00
** CATEGORY TOTAL **		826,372.00	9,251.25	134,675.00	26.63	85,370.00	606,327.00
*** DEPARTMENT TOTAL ***		831,372.00	9,251.25	134,675.00	26.47	85,370.00	611,327.00
*** TOTAL EXPENSES ***		831,372.00	9,251.25	134,675.00	26.47	85,370.00	611,327.00
*** TOTAL PROFIT / (LOSS) ***		113,628.00	(9,251.25)	(132,214.81)	191.49-	(85,370.00)	331,212.81

*** END OF REPORT ***

TIF BUDGETARY QUESTIONS

1. While the repayment to Wilco is completed, are we still repaying funds to the City? If yes, when does that end? **Yes, the TIF is still paying back the City. The payment plan extended to the end of the TIRZ term with final payment due in 2030.**
2. What are the payments for Heritage Square and paying the city back? **Refer to the 2nd sheet for some of the TIF #1 expenses.**
 - **The yellow highlight shows the payment on the debt for Heritage Square listed out.**
 - **The orange highlight is the remaining amount due back to the City general fund to pay back. This will end 2029 and lists the amounts over the years left to pay on this.**
 - **The TIF funds façade & signage grants, fire suppression grants, and economic development grants.**
 - **It also pays a portion of the cost for the mowing and landscaping contracts in the downtown area.**
 - **The Special Events Coordinator's salary and any administrative costs associated with managing the TIF.**
3. What is the fund balance after FY 2024? **As of 11/14/2024, a report shows a \$293,000 surplus for FY24, which includes the transfer of fund balance from the Main Street Fund back into the TIF Fund for unspent façade grant money from previous years. This surplus is still preliminary and may not include any final invoices or year-end adjustments. Whatever the remaining surplus may be from FY24 will be added to the TIF fund balance and could be reappropriated by Council at a future time. Any additional projects would need to be in the TIF plan and Main Street would have to move any budget modifications through Council for approval.**
4. Adopted budget for FY25- **Take a look page 29 to see combined budget summary for TIF #1: [FY-2025 Proposed-Budget-80124](#)**
5. County portion of the TIF- **This is on page 119 of the budget. Shows estimated amount at \$350k and this ends: [FY-2025 Proposed-Budget-80124](#). The County has indicated they will not participate in the TIF again once it expires in 2030.**

LINE ITEM MATRIX

DESCRIPTION	FY 2024 ESTIMATE	FY 2025 PROPOSED	FY 2026 PLANNING	FY 2027 PLANNING	FY 2028 PLANNING	FY 2029 PLANNING	FY 2030 PLANNING
Transfer to General Fund for TIF Admin fee - event coordinator budgeted in the main street department	\$78,000	\$91,345	\$0	\$0	\$0	\$0	\$0
Transfer to Main Street Fund for Facade Grants FY2025 - Facade Grants will be expensed from the TIF and no longer transferred to the Main Street Fund	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to General Fund for downtown mowing contract	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0
Transfer to General Fund for downtown landscaping contract	\$21,000	\$40,000	\$0	\$0	\$0	\$0	\$0
Debt Payment FY2022 - \$339,500 FY2023 - \$341,700 FY2024 - \$338,600 FY2025 - \$340,350 FY2026 - \$341,800 FY2027 - \$342,950	\$338,600	\$340,350	\$0	\$0	\$0	\$0	\$0
Transfer to Gen Fund for reimbursement of excess tax collected 2007-2018 FY2020 was Yr 1 of 10 Amt Owed \$196,979 Int 2.25% FY2020 \$24,432 FY2021 \$23,982 FY2022 \$23,532 FY2023 \$23,082 FY2024 \$22,632 FY2025 \$22,182 FY2026 \$21,732 FY2027 \$21,282 FY2028 \$20,832 FY2029 \$17,361	\$22,632	\$22,182	\$0	\$0	\$0	\$0	\$0
Transfer to General Fund for National Trust Historic Preservation Annual Conference for Jan & supplies	\$0	\$2,495	\$0	\$0	\$0	\$0	\$0

CITY OF TAYLOR

COMBINED BUDGET SUMMARY

<u>FUNDS</u>	<u>Proposed Budget Revenues FY 2025</u>	<u>Proposed Budget Expenditures FY 2025</u>	<u>Revenues over/ (under) Expenditures FY 2025</u>
Governmental Funds:			
General Fund	\$ 32,006,622	\$ 32,070,459	\$ (63,837)
Special Revenue Funds:			
TIF Fund #2	\$ 2,235,000	\$ 2,208,000	\$ 27,000
TIF Fund #1 - Downtown	\$ 945,000	\$ 831,372	\$ 113,628
Hotel-Motel Tax Fund	\$ 350,000	\$ 297,400	\$ 52,600
Main Street Revenue Fund	\$ 94,100	\$ 94,100	\$ -
Municipal Court Revenue Funds	\$ 17,850	\$ 29,642	\$ (11,792)
Library Grant/Donation Fund	\$ 5,000	\$ -	\$ 5,000
Municipal Utility Drainage Fund	\$ 663,500	\$ 578,530	\$ 84,970
Transportation Fund (TUF)	\$ 876,000	\$ 867,872	\$ 8,128
Special Revenue Funds Subtotal	\$ 5,186,450	\$ 4,906,916	\$ 279,534
Roadway Impact Fund	\$ 80,000	\$ -	\$ 80,000
Governmental Funds Subtotal	\$ 37,273,072	\$ 36,977,375	\$ 295,697
Proprietary Funds:			
Utility Fund	\$ 17,673,000	\$ 17,570,330	\$ 102,670
Utility Impact Fund	\$ 425,000	\$ 300,000	\$ 125,000
Airport	\$ 687,100	\$ 673,704	\$ 13,396
Cemetery Fund	\$ 328,500	\$ 328,509	\$ (9)
Sanitation Fund	\$ 2,505,000	\$ 2,241,700	\$ 263,300
Proprietary Funds Subtotal	\$ 21,618,600	\$ 21,114,243	\$ 504,357
Fiduciary Funds			
Cemetery Permanent Fund	40,000	30,000	10,000
Fiduciary Funds Subtotal	\$ 40,000	\$ 30,000	\$ 10,000
Debt Service I&S Fund			
General Government I&S Funds	\$ 8,628,350	\$ 8,630,400	\$ (2,050)
	\$ 8,628,350	\$ 8,630,400	\$ (2,050)
Total Combined Summary	\$ 67,560,022	\$ 66,752,018	\$ 808,004
<i>* Note- Other debt service funds and internal service funds expenditures are included in the above funds. This is noted as to not overstate the total combined summary.</i>			
Other Debt Service I&S Funds			
Utility I&S Fund	\$ 3,944,914	\$ 3,944,914	\$ -
Airport I&S Fund	\$ 108,288	\$ 108,288	\$ -
TUF I&S Fund	\$ -	\$ -	\$ -
Debt Service Funds Subtotal	\$ 4,053,202	\$ 4,053,202	\$ -
Internal Service Funds			
Fleet Operating Fund	\$ 1,127,959	\$ 998,537	\$ 129,422
Fleet Replacement Fund	\$ 4,118,436	\$ 4,118,436	\$ -
Internal Service Funds Subtotal	\$ 5,246,395	\$ 5,116,973	\$ 129,422
Total	\$ 9,299,597	\$ 9,170,175	\$ 129,422

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-330
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 119 TIF (TAX INCREMENT FINANCE)
DEPTDIV: TIF (TAX INCREMENT FINANCE) | 330 REVENUES

ACCOUNTS / CATEGORIES	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	\$ CHG	% CHG
242 TIF-WILLIAMSON COUNTY	\$137,396	\$141,083	\$237,323	\$300,000	\$341,203	\$350,000	\$0	\$350,000	\$50,000	16.67%
TOTAL INTERGOVERNMENTAL REVENUES	\$137,396	\$141,083	\$237,323	\$300,000	\$341,203	\$350,000	\$0	\$350,000	\$50,000	16.67%
TOTAL TIF (TAX INCREMENT FINANCE) 330 REVENUES	\$137,396	\$141,083	\$237,323	\$300,000	\$341,203	\$350,000	\$0	\$350,000	\$50,000	16.67%

AGENDA ITEM REPORT
November 20, 2024

Façade Improvement Grant for 208 N Main Street

The property is 208 N Main Street owned by John Jones and occupied by Western Finance with 2 residential units upstairs. The applicant is seeking a reimbursement grant to add a protective coating to the property's roof.

He received 3 bids for this project and selected P&J Roofing at a cost of \$3,650.00.

This project is paired with additional roof repair to 204 N Main Street, which is also owned by Mr. Jones and is currently occupied by Taylor Bike Company. The bid sheet reflects the total cost for both buildings.

Mr. Jones received insurance money for hail damage to both buildings. The insurance company paid Mr. Jones \$968.21 for roof damage to 208 N. Main St.

After discussing the matter with ACM Tom Yantis, it was decided that only the balance between the cost of repairs (\$3,650.00) minus the insurance payout (\$968.21) would be eligible for a reimbursement grant.

\$3,650.00
- \$968.21
\$2,681.79

50% of \$2,681.79 is \$1,340.90.

Should the TIF board approve Mr. Jones' grant request, he would receive \$1,340.90 in reimbursement funds.

Mr. Jones also requested a reimbursement grant for 204 N Main St. However the insurance payout exceeded the cost of the roof repair by \$4,784.09 rendering this project ineligible for a grant.



John Jones
Applicant Name:

Date: 11/13/2024

Business Name: Improved Properties

Mailing Address: 1010 Cecelia St.
Taylor TX 76574

Phone: 512 461-5743

Email:

Building Owner: John Jones

Contact Phone: 512 461 5743

Email: ImprovedProperties@aYahoo.com

Project Site/Address: 208 N. Main

SCOPE OF WORK (see required attachments):

- | | |
|--|-------------------|
| 1. Clean and/or repair brick | \$ _____ |
| 2. Sand and paint weathered boards | \$ _____ |
| 3. Repair/replace storefront window and/or door system | \$ _____ |
| 4. Repair/replace upper floor windows | \$ _____ |
| 5. Repair/replace transom windows | \$ _____ |
| 6. Repair/replace awnings or canopy | \$ _____ |
| 7. Paint stucco, wood or previously painted masonry | \$ _____ |
| 8. Repair roof, parapet, and /or flashing | \$ <u>3650.00</u> |
| 9. Other: _____ | \$ _____ |
| 10. Other: _____ | \$ _____ |
| 11. Other: _____ | \$ _____ |

TOTAL ESTIMATED COSTS:

\$ 3650.00

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

Clean Roof And Parapet in Preparation For
Sealing Cracks And Applying Roof Coating
On entire Surfaces to Maintain Roof

REQUIRED ATTACHMENTS:

- ☒ 1. Color photographs, showing the entire façade(s) where work will take place.
- ☒ 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.
- ☐ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ☒ 4. If adding or changing materials, include a sample of the product to be used.
- ☒ 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: \$ 3650.00

TOTAL GRANT REQUEST: \$ 1825.00

(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. Pd J Roofing 3650.00
2. Lopez Roofing 9180.00
3. _____



313 Carlos G Parker Blvd NW
Taylor Tx, 76574

Joanna
(512) 905-0160 (Phone)
(512) 905-0183 (Mobile)
Joanna.moreno79@yahoo.com

ESTIMATE

Lopez Construction & Roofing

For John Jones
208 North Main St
Taylor Tx
76574

Estimate Num 9
Date Oct 20, 2024

Description	Quantity	Rate	Amount
Install white Elastomeric Reflective roof coating on top of existing roof. (27-75)	1	\$8,500.00	\$8,500.00
All material needed is included	1	\$0.00	\$0.00
Thank you for your business.			
Subtotal			\$8,500.00
Tax (8%)			\$680.00
Total			\$9,180.00

Estimate # 211

P&J Roofing & Construction LLC.

1104 W. 2nd St.
Taylor, Texas 76574



****ESTIMATE****

BILL TO

John Jones
1010 Cecilia St.
Taylor, Texas 76574

FOR

Commercial Roof- 204/208 Main St.
Taylor, Tx. 76574

Materials- Black Jack Silver-Seal 300 Fibered Aluminum Coating, & Roofers Choice Plastic
Roof Cement.

\$3,000.00

Labor- Seal all cracks with roof cement. let dry. Apply aluminum coating on whole roof,
spread evenly to get moisture tight seal.

\$4,300.00

Total

\$7,300.00

Make checks payable to Yonair Guzman

If you have any questions regarding this invoice, use the following contact information:

Perla Guzman, (512) 289-7339 pj.roofingconstructionllc1@gmail.com

THANK YOU FOR YOUR BUSINESS!

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:

- ☒ 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.
- ☒ I attest that I have not received, nor will I receive insurance monies for this revitalization project.
I received A Partial Payment
- ☒ 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.)
- ☒ I understand that no work can begin on a project seeking a Façade Improvement Grant before it is considered by the Main Street Advisory Board. If work begins before the Board can vote on the application, the project becomes ineligible for the reimbursement grant.
- ☒ 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.


Applicant's Signature

11/13/24
Date

LS



⋮ Black Jack
Silver-Seal
300...

⋮ S
P
V

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: _____

(For official use only)

Date FIG Packet was received: 11/14/2024

Is the FIG Packet complete: YES

Date FIG Packet was considered by the MSAB: __11/20/2024__

Results of MSAB's consideration:

Main Street Manager's Signature: _____

Date: _____

MSAB Chairman's Signature: _____

Date: _____









8:49am.

Date submitted: 11/14/2024
Packet is complete: YES NO
Packet received by: J Harris

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: Barb Sellars Date: 4-9-2024
- ◆ Business Name: Kinel House of Antiques, LLC
- ◆ Mailing Address: 200 W 2nd St, Taylor, TX 76574
- ◆ Contact Phone: 512-309-4744 Email Address: Kinelhoa11c@yahoo.com
- ◆ Building Address: 200 W 2nd St, Taylor, TX 76574
- ◆ Building Owner (if different from applicant): Steve Truex
- ◆ Building Owner's Contact Number: 512-567-0845
- ◆ Complete description of sign/s and method of installation:

per Art Office Sign Co. / eye hook/chain

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

1. Art Office Sign

2. _____

3. _____

◆ Total cost of proposed sign/s: \$714.30

◆ Amount of Sign Grant requested: maximum allowed.
(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:

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

BS 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.

Kincl House of Antiques, LLC
Business Name

Burke Sellars
Applicant's Signature

4-9-2024
Date

See a Hatched Page
Building Owner's Signature

Date

Date the application was considered by the MSAB: 11/20/2024

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

Taylor Main Street Manager

Date

Taylor Main Street Advisory Board Chairman

Date



ESTIMATE #18668

Location: 200 W 2nd St,
Taylor, TX

Fabricate & Install:

(2) 16"x48" Double Sided MDO

Blade Sign @ \$440.00

+ Permit Acquisition

Fee @ \$50.00

+ Permit Fee @ \$TBD

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: Steve Emshoff



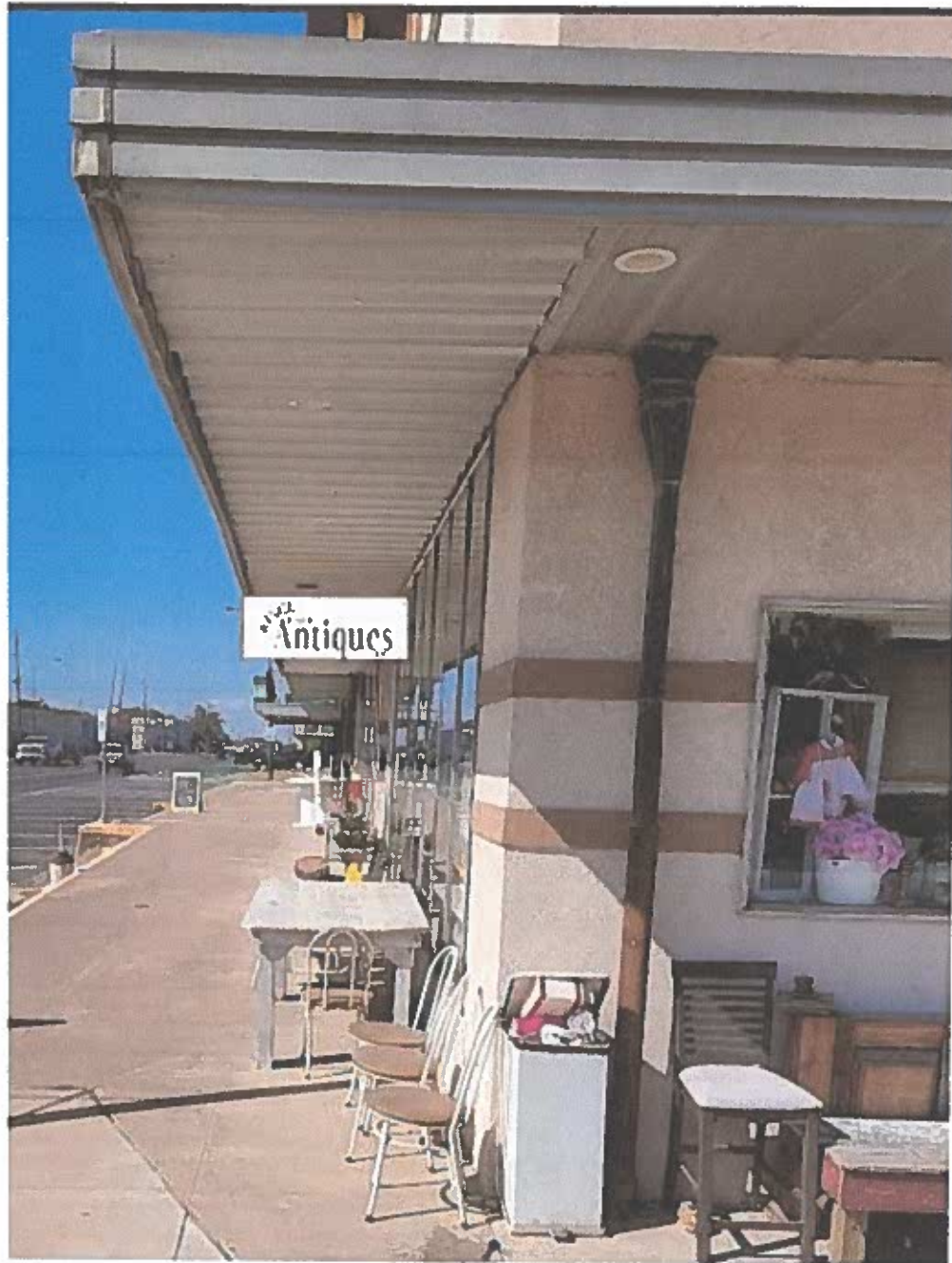
x2

(Double Sided)

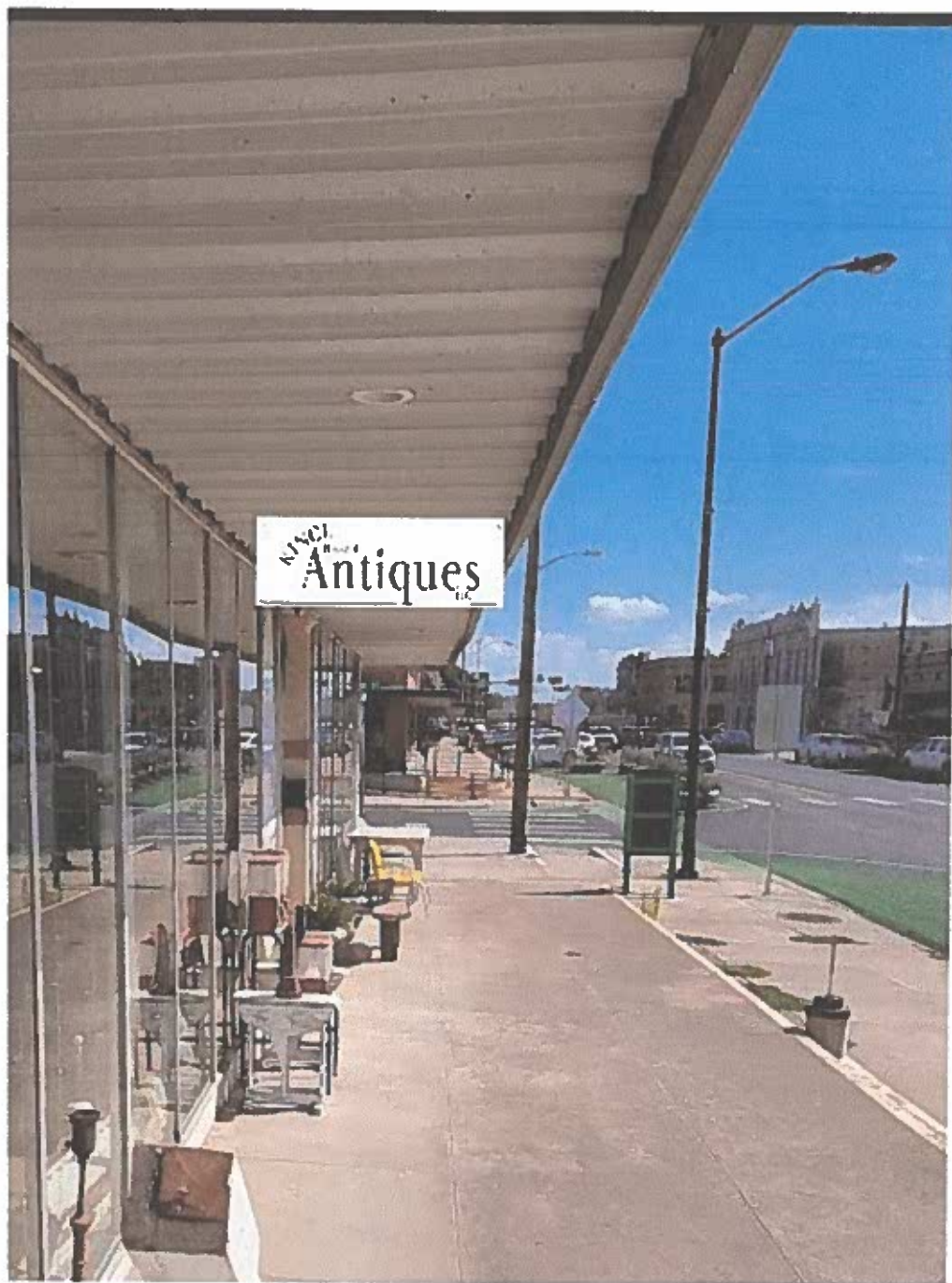
*MDO is a wood material with the sign printed directly on it;
no paint samples needed as it is black and white.

3

2nd St
Facing West



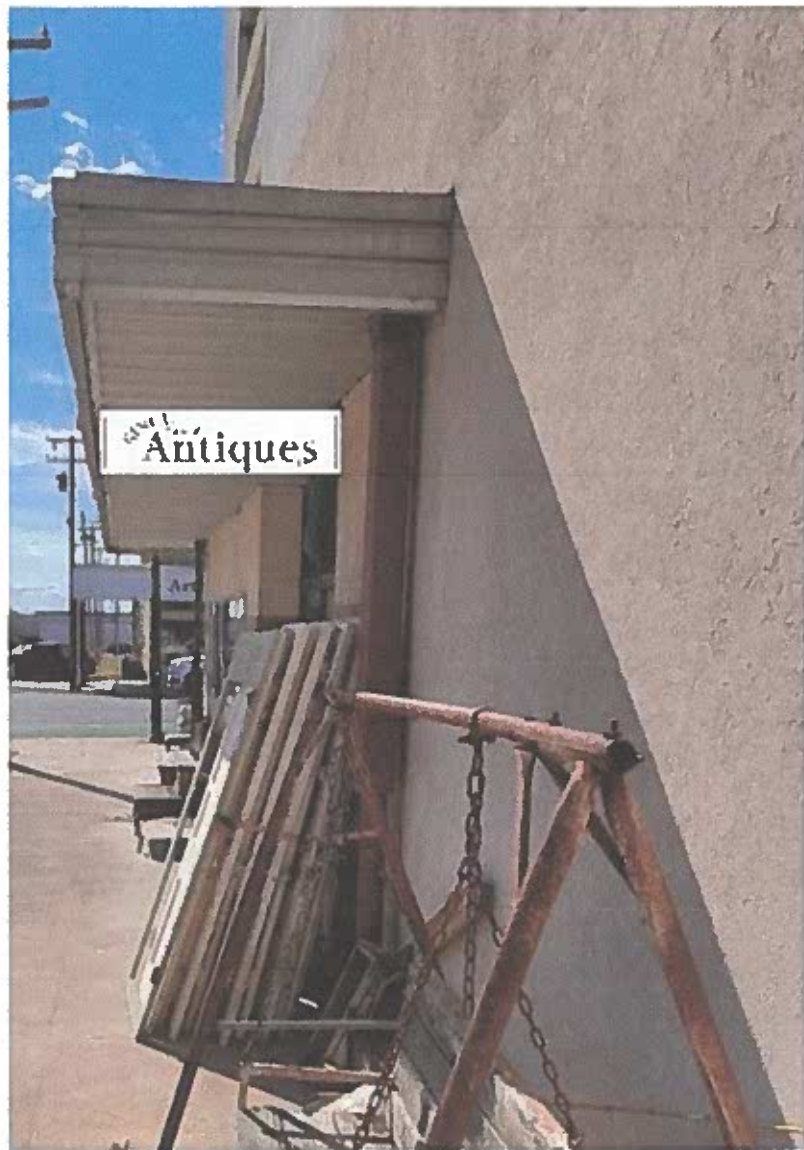
2nd St
Facing East



Talbot St
Facing North



Talbot St
Facing South





14

ESTIMATE #18668

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www.artofficesigns.com

Graphic Designer: Steve Emchhoff



x2 (Double Sided)

*MDO is a wood material with the sign printed directly on it;
no paint samples needed as it is black and white.



A full service sign company
www.artofficesigns.com

201 W. 2nd Street
Taylor, TX 76574
(512) 365-2010

INVOICE

INV-24584

PO Number: Glenn

Created Date: 10/29/2024

DESCRIPTION: Fab & Install (1) 16"x48" Double Sided MDO Blade Sign 200 W 2nd St

Bill To: Kincl Antique Emporium
200 W. 2nd Street
Taylor, TX 76574
US

Installed: Kincl Antique Emporium
200 W. 2nd Street
Taylor, TX 76574
US

Ordered By: Brandon Marks
Email: blevimarks@gmail.com
Work Phone: (512) 365-2010

Salesperson: House Corporate

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Fab & Install (2) 16"x48" Double Sided MDO Blade Sign 200 W 2nd St	2	\$220.00	\$440.00	\$440.00
1.1	Fab & Install SIGN MDO (AUS) - Part Qty: 1 Width: 48.00" Height: 16.00" Sides: 2 Labor: Installation (32)				
2	Permit Acquisition Fee	1	\$50.00	\$0.00	\$50.00
2.1	Permit Acquisitions (AUS) -				
3	Permit Fee	1	\$188.00	\$0.00	\$188.00
3.1	Permit Fee (AUS) - - Retail Price: \$0.00				

Subtotal:	\$678.00
Taxable Amount:	\$440.00
Taxes:	\$36.30
Grand Total:	\$714.30
Amount Paid:	\$0.00
BALANCE DUE:	\$714.30



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 # 2021-8986 **Use Classification** Commercial
Address 200 W 2nd St, Taylor 76574
Business Name Kind House of Antiques
Business Owner Barbara Sellars
Group Type Mercantile **Construction Type** III **Max. Occupancy Load** 213

inspections@ats-engineers.com

Building Inspector

R. Poppe

Fire Marshall

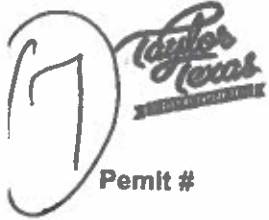
City of Taylor

May 12, 2021

Date

POST IN A CONSPICUOUS PLACE AT ALL TIMES





City of Taylor
Sign - New or Reface - FY 2023

Permitt # 2024-14100

Issued Date 11/12/2024
Expiration Date 5/11/2025

Job Address 200 W 2nd St
Subdivision
Lot
Block
Valuation
Business Name
Owner Kincl House of Antiques - Stephen Truex
Contractor N/A
Phone No Number Provided

Project Sign Permit
Building Use Business
Occupany
Type
Sq. Ft. 0.00
Zoning

Fees		Amount
Sign - New or Reface - FY 2023		\$75.00
Inspection Fee (Commercial)		\$75.00
Technology Fee (15.00)		\$35.00
Credit Card Processing Fee (\$3.00)		\$3.00
Total		\$188.00

- Special Notes:
- Please print and post this permit document at the job site. This permit shall remain posted throughout the construction.
 - Please keep a set of reviewed plans at the job site, at all times, during construction.
 - Comply with the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Code, 2020 National Electric Code, 2018 ICC Electrical Administrative Code and 2018 International Energy Conservation Code.
 - Comply with the City of Taylor, Code of Ordinances including Sec. 19-4 Noise and the Engineering Manual.
 - Keep the site clean.
 - Comply with all plat requirements.
 - Obtain all required inspections and secure all required permits, including electrical, plumbing, HVAC and irrigation permits.
 - Please request inspections by 3 pm for the following day inspections.
 - Waste Connections (512.282.3508) is the sole provider for commercial and residential trash and refuse services for the City of Taylor.

This permit becomes null and void if work or authorized construction is not commenced within 6 months. If this project is not completed within one year, a new permit must be obtained.
I certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation or the performance of construction.

City of Taylor 11/12/2024
Date

8

Sign Permit Application Information

Name Kincl House of Antiques, LLC.

Mailing Address 200 W 2nd St, Taylor, TX. 76574

Telephone Number 512-309-4744 Email Address Kinclhoa11c@yahoo.com

If the Applicant is a tenant, the property owner must agree to and sign the following:

I hereby grant permission for the construction, operation, maintenance, modification, or display of the proposed sign or sign structure as described in this application.

Stephen R. Truex

Signature of Property Owner Date

Printed Name of Property Owner Stephen R. Truex

Telephone Number 512-567-0845 Email Address sptcobra7@yahoo.com

AGENDA ITEM REPORT
November 20, 2024

Sign Grant Application from Barb Sellars co-owner of KINCL House of Antiques

KINCL House of Antiques is located at 200 W. 2nd Street. The property is owned by Steve Truex. Ms. Sellars is requesting a reimbursement grant for 2 blade signs for the business. One will be placed under the canopy on W. 2nd Street and the other under the canopy on Talbot Street.

Art Office Signs was chosen to fabricate and hand the signs. The total cost of the project is \$714.30.

The blade signs are fabricated by MDO – a wood material and the sign design is printed directly on this product. The background is white, and the lettering is black.

The Applicant has provided the business's Certificate of Occupancy and valid Sign Permit as required. Steve Truex has provided permission to install the signs as property owner.

The cost of the project is \$714.30 and 50% of this is \$357.15.

Should the TIF board approve Ms. Sellars' grant request, KINCL House of Antiques would receive \$357.15 in reimbursement funds.

AGENDA ITEM REPORT
November 20, 2024

TIF #1 board member appointments

Three TIF #1 board members' terms are ending in January 2025.

Doug Moss Jina Self Ed Komandosky

Lucy Aldrich, Taylor City Clerk, has asked whether any of these board members want to seek reappointment.