AGENDA

CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
TAYLOR CITY HALL CONFERENCE ROOM
400 PORTER STREET; TAYLOR, TX 76574
DECEMBER 18, 2024, 5:00 PM

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Approve the meeting minutes from the November 18, 2024 TIF #1 board meeting
2. Receive the December financial statement for the TIF #1 fund as information.

IV. REGULAR AGENDA - NEW BUSINESS

3. Receive information, discuss, and consider approving Facade Improvement Grants for 113 and 115 East 3rd Street.
4. To receive information, discuss, and consider making a recommendation to the City Council to increase the reimbursement level for Sign Grants from $1,500.00 to $3,000.00.

V. REGULAR AGENDA - CONTINUING BUSINESS

5. Consider items to be added to the January 15, 2025 TIF #1 board meeting.

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: December 12, 2024

Jan Harris, Main Street Manager

AGENDA

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

MEMBERS PRESENT:

Curie Humphreys	Ed Komandosky	Jeff Snyder
John McRae	Jina Self	Alyse Mervosh
Jennifer Lopez	Ruth Rivera, Acting Chairperson	

MEMBERS ABSENT:

Doug Moss

GUESTS PRESENT:

TPD Officer Shane Newell   Chuck Farr

I. CALL TO ORDER AND DECLARE A QUORUM – The meeting was called to order at 5.11 pm by Ruth Rivera who noted that a quorum was present.

II. CITIZEN COMMUNICATION – There was no citizen communication.

III. CONSENT AGENDA

1. Approve the TIF #1 board meeting minutes from October 16, 2024 – MOTION: To approve the minutes from the October 16, 2024 TIF board meeting as presented. C HUMPHREYS / J MCRAY/UNANIMOUSLY APPROVED

2. Receive the TIF #1 financial reports as information – The board received a detailed report regarding expenditures of TIF monies by the City from Ms. Harris. ACTION ITEM: Ms. Harris was asked to provide a quarterly report detailing how TIF funds were spent. ACTION: The financial report was received 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 – Mr. Jones is requesting a grant to reimburse part of the costs of cleaning, sealing, and applying a roof coating product on the roof of 208 N Main St. There were three contractor proposals presented: LOA Roofing for $14,361.00, Lopez Roofing for $9180.00 and P&J Roofing for $3,650.00. Mr. Jones had selected the P&J Roofing proposal. He reported that he did receive $929.00 in insurance payout for hail damage to the roof. Ms. Harris recommended to the board that Mr. Jones could be eligible for costs minus the insurance money. Cost of repairs: 3650.00 – 968.21 = $2681.79 / 2 = $1,340.90. MOTION: To approve the Façade Improvement Grant for 208 N Main Street for an amount not to exceed $1,340.90. C HUMPHREYS / J SNYDER / UNANIMOUSLY APPROVED

4. Consider approving a Sign Grant application from Barb Sellars, co-owner of KINCL House of Antiques located at 200 W. 2nd Street – Ms. Sellars is requesting a sign grant for 2 blade signs to be hung beneath the canopies on W. 2nd and Talbot Streets. The signs have received a sign permit from the City of Taylor. The cost of the project is $714.30. The grant funds for this project are $357.15. MOTION: To approve the sign grant for KINCL House of Antiques

located at 200 W. 2nd Street in the amount of $$357.15. J SNYDER / E KOMANDOSKY / UNANIMOUSLY APPROVED

5. Receive information regarding TIF #1 board re-appointments/appointments – Four members of the TIF board are up for appointment: MSAB members Doug Moss and Curie Humphreys and WILCO representative Ed Komandosky and Taylor ISD representative Jina Self. Ms. Harris asked these members to let her know if they wanted to seek reappointment.

6. Receive a report on downtown tree maintenance – Ms. Harris reported that there seemed to be no contract in place to maintain the health of downtown street trees. She had been approached by Cliff Olle, owner of 105 E 3rd Street about the cypress tree that was scraping against that building. Ms. Harris was informed by public works that they were not prepared to trim trees nor did they have the funds to pay for a tree trimming company. Funds to cover the cost of tree maintenance would have to come from the TIF. ACTION: No action was taken by the board.

V. REGULAR AGENDA - CONTINUING BUSINESS

VI. ADJOURN

7. Suggestion of future agenda items – No items were suggested.

Respectfully submitted,

Jan Harris

Jan Harris
Main Street Manager and Historic Preservation Officer

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

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
REVENUE SUMMARY						
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	4,762.04	47.62	0.00	5,237.96
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	945,000.00	0.00	4,762.04	0.50	0.00	940,237.96
EXPENDITURE SUMMARY						
520-TIF EXPENSES	831,372.00	0.00	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL EXPENDITURES ***	831,372.00	0.00	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL PROFIT / (LOSS) ***	113,628.00	0.00	(130,362.96)	189.86-	(85,370.00)	329,360.96

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
310-TAXES							
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
330-INTERGOVERNMENTAL REVENUES							
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
430-USE OF MONEY AND PROPERTY							
430-331	INTEREST INCOME	10,000.00	0.00	4,762.04	47.62	0.00	5,237.96
430-334	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	** REVENUE CATEGORY TOTAL **	10,000.00	0.00	4,762.04	47.62	0.00	5,237.96
450-INTERFUND OPERATING TRANSF							
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	4,762.04	0.50	0.00	940,237.96

FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 2024

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
100-EMPLOYEE SERVICES							
WAGES & SALARIES							
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
PAID BENEFITS							
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
500-CONTRACT SERVICES AND FEES							
PROFESSIONAL SERVICES							
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
CONTRACT SERVICES							
520-539	OTHER CONTRACT SERVICES	0.00	0.00	450.00	0.00	0.00	(450.00)
	* SUB-CATEGORY TOTAL *	0.00	0.00	450.00	0.00	0.00	(450.00)
ANNUAL MAINTENANCE FEES							
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

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	450.00	9.00	0.00	4,550.00
700-CAPITAL OUTLAY						
OFFICE FURNITURE/EQUIPMENT						
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
CAPITAL IMPROVEMENTS/ACQUISITI						
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
800-CONTRIBUTIONS & CONTINGENC						
CONTRIBUTIONS/TRANSFERS						
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	0.00	9,251.25	31.54	85,370.00	205,378.75
* SUB-CATEGORY TOTAL *	826,372.00	0.00	134,675.00	26.63	85,370.00	606,327.00
** CATEGORY TOTAL **	826,372.00	0.00	134,675.00	26.63	85,370.00	606,327.00
*** DEPARTMENT TOTAL ***	831,372.00	0.00	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL EXPENSES ***	831,372.00	0.00	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL PROFIT / (LOSS) ***	113,628.00	0.00	(130,362.96)	189.86-	(85,370.00)	329,360.96

*** END OF REPORT ***

Applicant Name: John Hughes	Date: 12/5/24
Business Name: Hughes Amalgamated	
Mailing Address: 775 Lorax Lane Taylor, Tex. 76574	
Phone: (512) 844-4150	Email: john@hughesamalgamated.com
Building Owner: Big Bluestem, LLC	
Contact Phone: (512) 352-1613	Email: LR Hughes 775@gmail.com
Project Site/Address: 113 E. 3rd Street Taylor Tex. Best Option	

SCOPE OF WORK (see required attachments):

1. Clean and/or repair brick Repoint South & 65 ft wests $ 12,040.
2. Sand and paint weathered boards #17,308 X .65 $ 11,250.
3. Repair/replace storefront window and/or door system $ 1,000.
4. Repair/replace upper floor windows Repair Wood. $ 11,200.
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 $______
9. Other: Misc. $ 1500.
10. Other: Supervision $ 7800.
11. Other: 20% Markup Subtotal 44,790. $ 8958.

TOTAL ESTIMATED COSTS: $ 53,748.

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

Building footprint is about 25 x 115 feet

113 Best Option

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.

N/A 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.

N/A 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: $ 53,748.

TOTAL GRANT REQUEST: $ 25,000.

(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. Hughes Amalgamated $53,748.
2.
3.

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

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

✓ 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 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

12/5/24
Date

Hughes
AMALGAMATED
512.844.4150

original Proposal 12/5/24

Project: Big Bluestem, LLC
113 E 3rd Street
Taylor, Tex. 76574

Scope of work:
The scope of work is defined in the City of Taylor facade grant documents.
This is the Best Option proposal.
$53,748.

John Hughes

John Hughes

Applicant Name: | Date: 12/5/24

Business Name:	Hughes Amalgamated
Mailing Address:	779 Lorax Lane Taylor, Tx 76574
Phone: (512) 844-4150	Email: John@hughesamalgamated.com
Building Owner:	Big Bluestem, LLC
Contact Phone: (512) 852-1613	Email: LRHughes~~X~~775@gmail.com
Project Site/Address:	115 E. 3rd Street Taylor, Tex. Best OPTION

SCOPE OF WORK (see required attachments):

1. Clean and/or repair brick Re point Common Wall $ 15000.
2. Sand and paint weathered boards #17,308 x.35 $ 6,058.
3. Repair/replace storefront window and/or door system $ 1,500.
4. Repair/replace upper floor windows Repair Wood $ 7,200.
5. Repair/~~replace transom windows~~ Masonry above Canopy $ 4,910.
6. Repair/replace awnings or canopy $
7. ~~Paint stucco~~, ~~wood or previously painted~~ masonry Samples $ 2,000.
8. Repair roof, parapet, and /or flashing $
9. Other: Misc $ 1000.
10. Other: Supervision $ 6500.
11. Other: 20% Markup Sub Total $42168. $ 8434.

TOTAL ESTIMATED COSTS: $ 50,602

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

The building footprint is about 25 x 115 feet

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.

n/a 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.

n/a 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: $ 50,602.

TOTAL GRANT REQUEST: $ 25,000.

(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. Hughes Amalgamated $50,602.
2.
3.

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

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

✓ **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 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 | 12/5/24 **Date**

Hughes

AMALGAMATED

512.844.4150

Original Proposal 12/5/24

Project: Big Bluestem, LLC
115 E. 3rd Street
Taylor, Tex. 76574

Scope of work:
The Scope of work is defined in the City of Taylor facade grant documents.
This is the Best Option proposal.

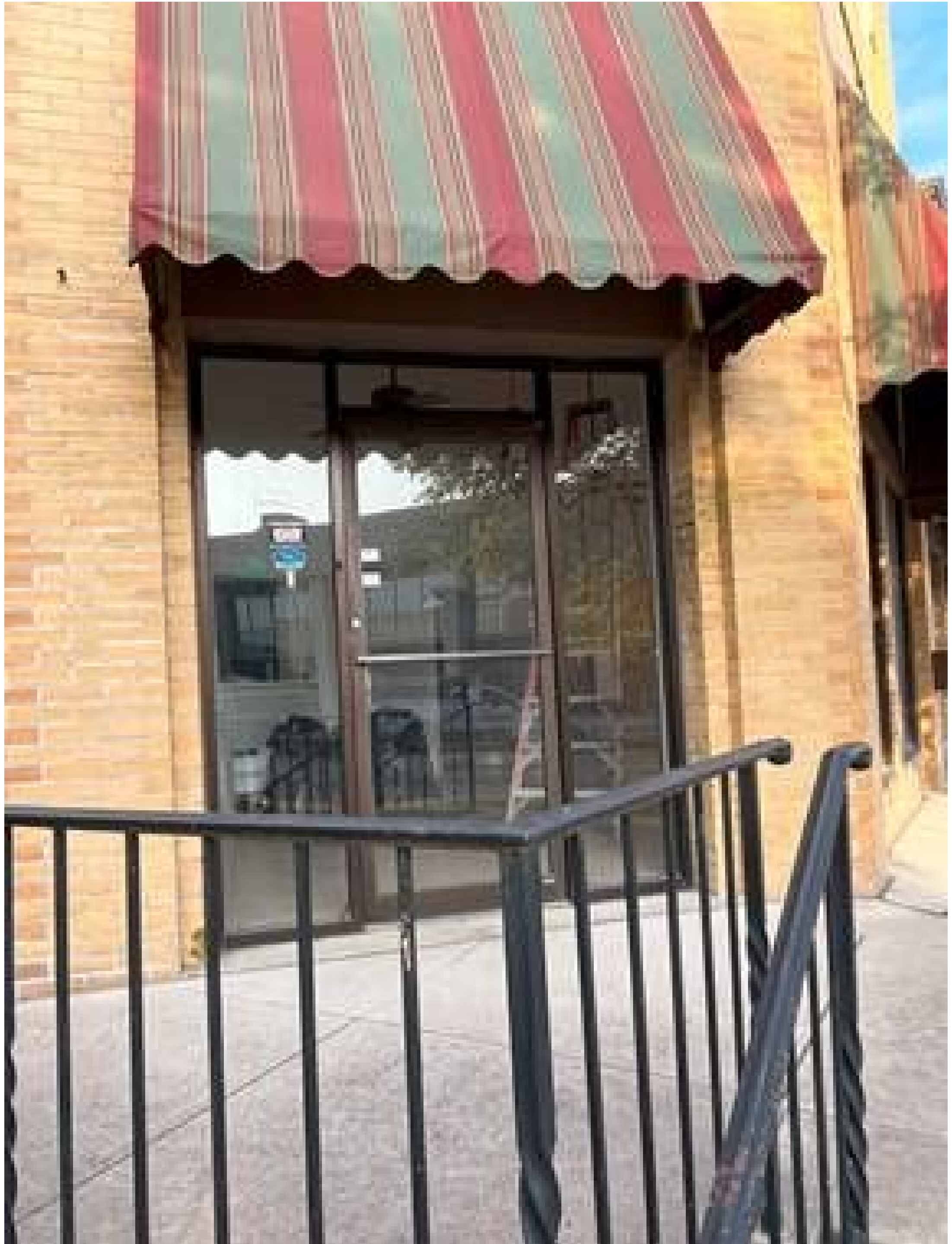
$50,602.

John Hughes

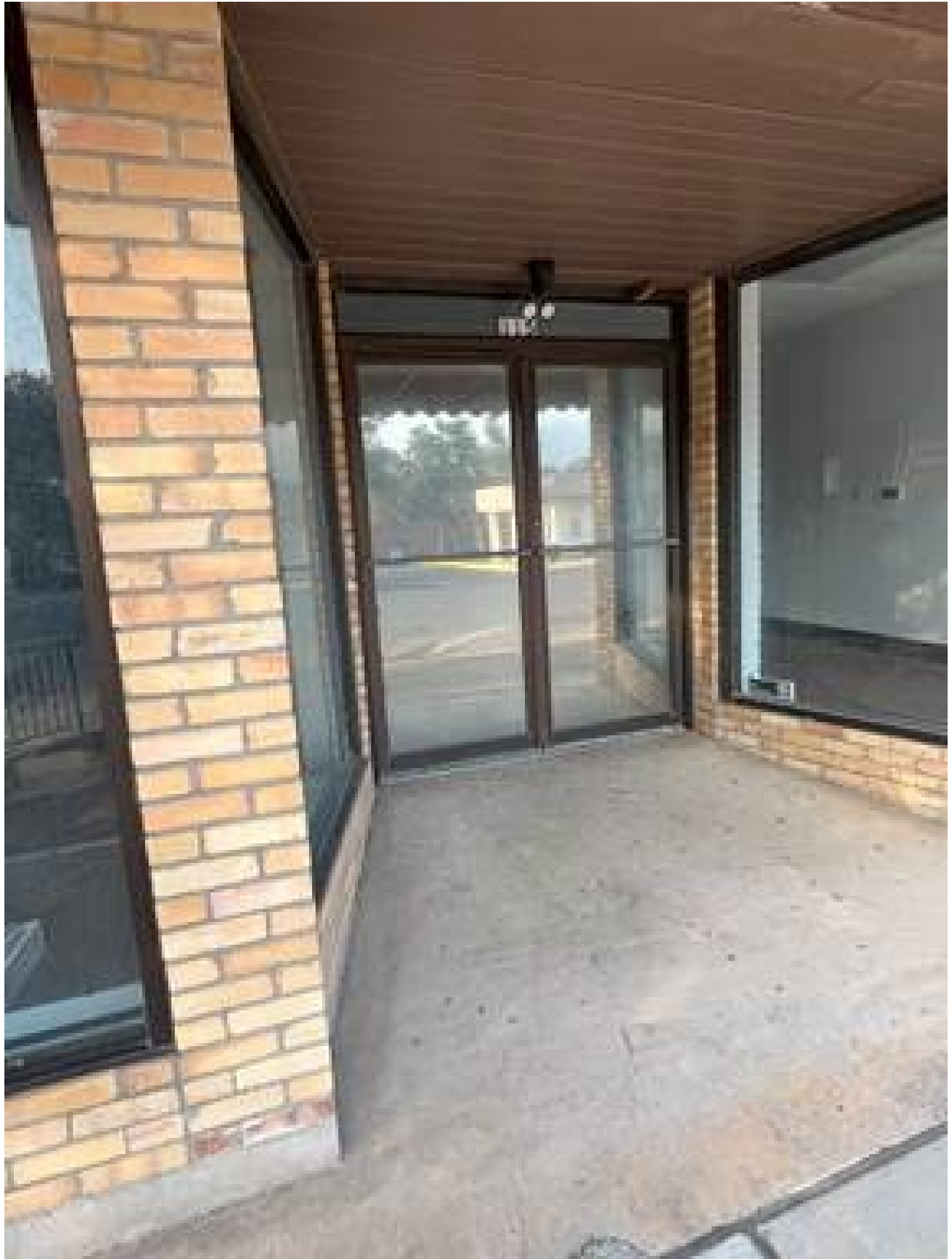
Eames-Jacobsen Buildings
113-115 E. 3rd Street

Supporting photos for the Façade Improvement Grants

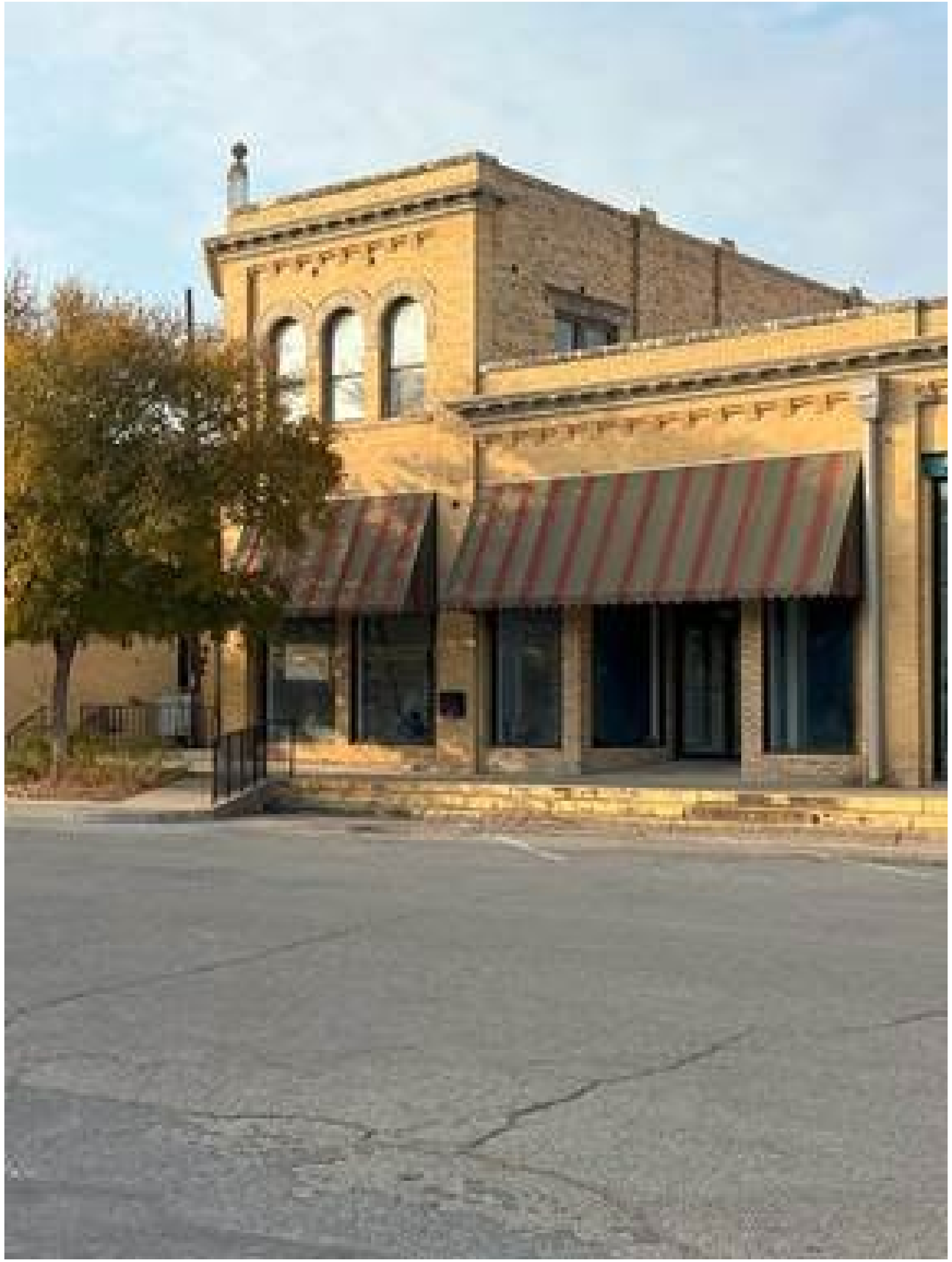
This is the entrance to 113 E. 3rd St. We will be cleaning the glass and recaulking the aluminum storefront. We will rework the weather stripping and paint the transom window shaded by this canopy. The awning will remain.



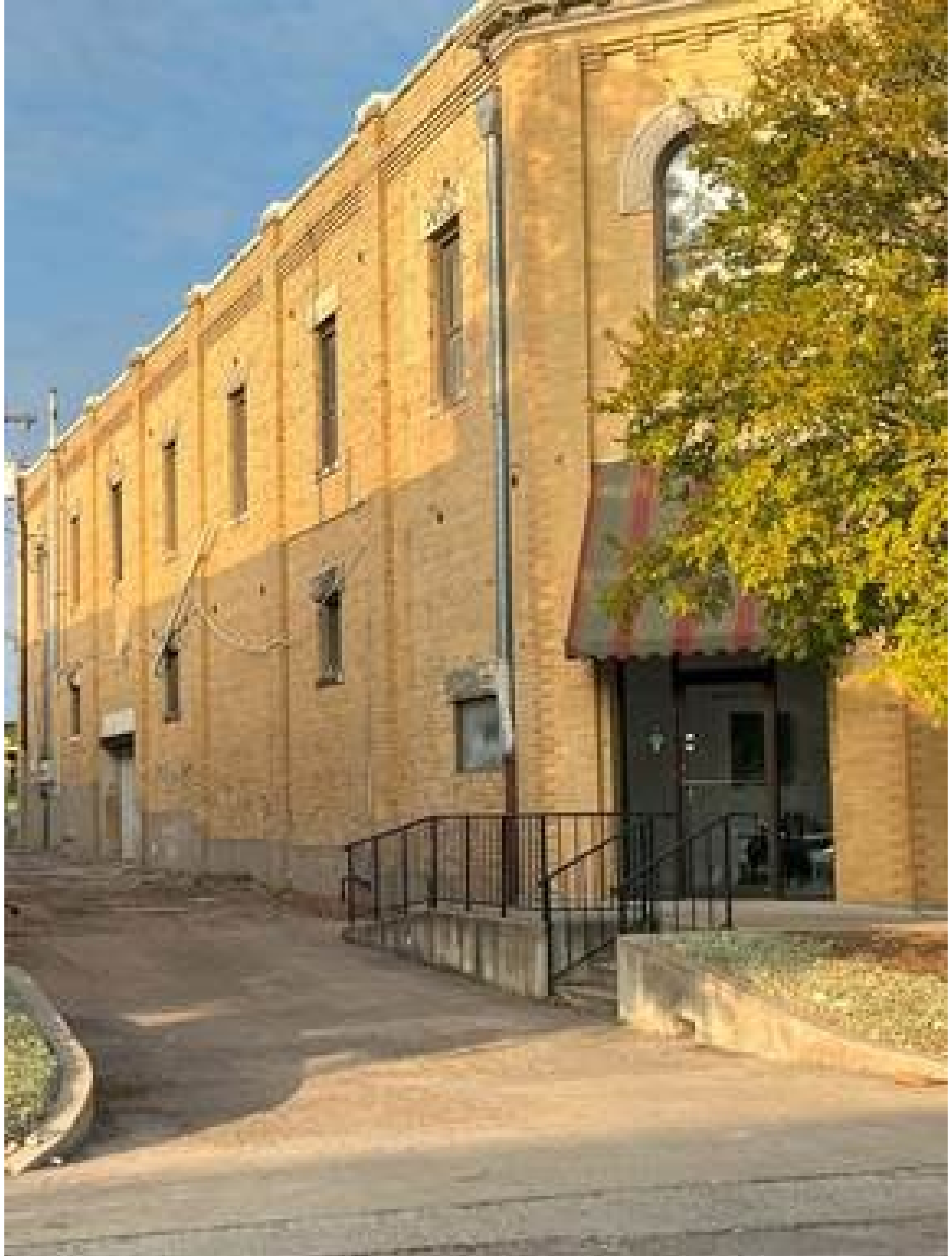
This is the entrance to 115 E 3rd Street. We will clean the glass, re-weatherstrip the door and caulk the windows that are part of the aluminum storefront. The soffit wood and the wood enclosure over the transom windows will be painted. The existing awning will remain.



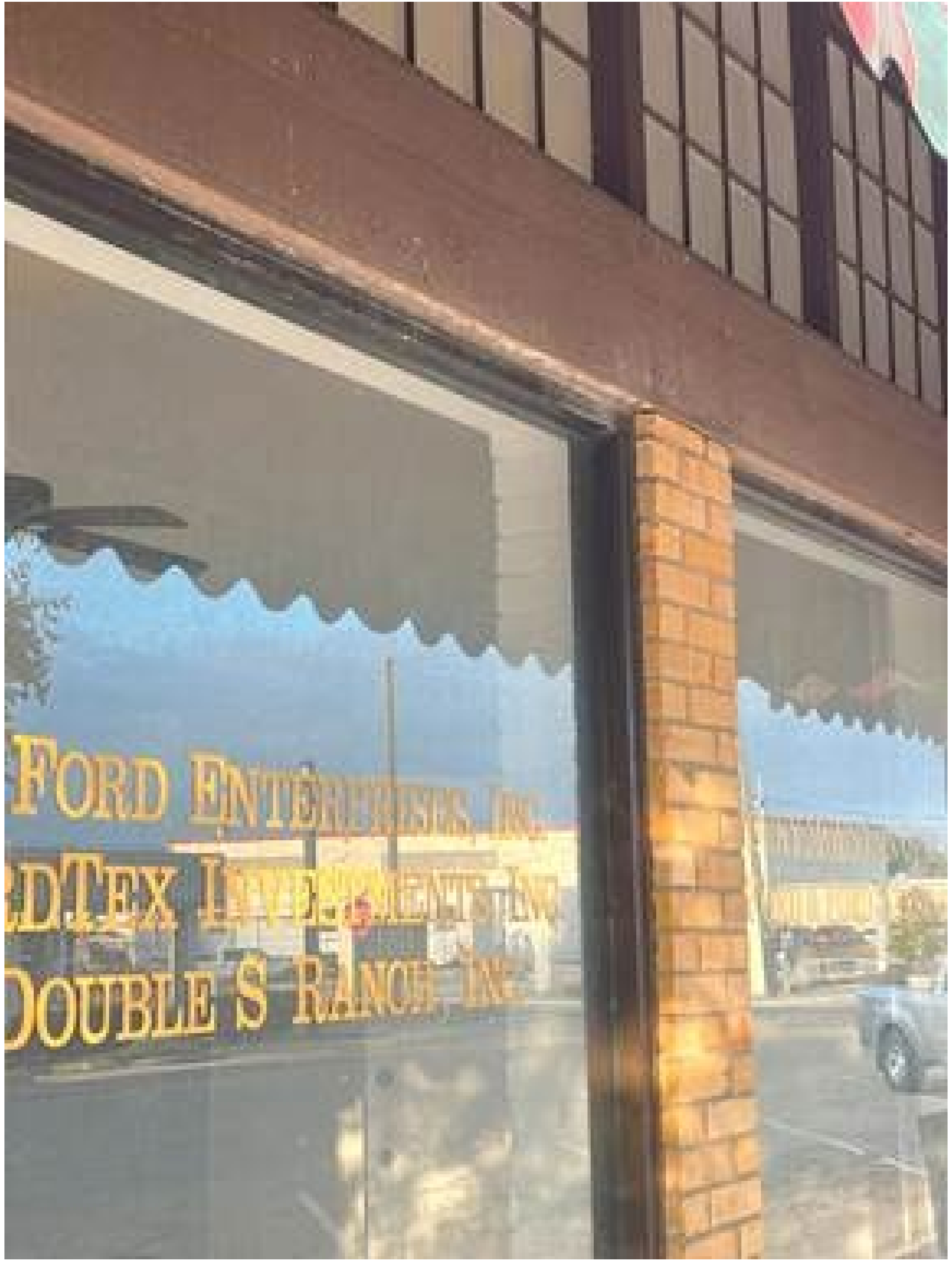
This shows 113 on the left and 115 on the right viewed from the south. The common wall between the two buildings faces east and is shown in this picture. The common wall is the only one without a limestone cap.



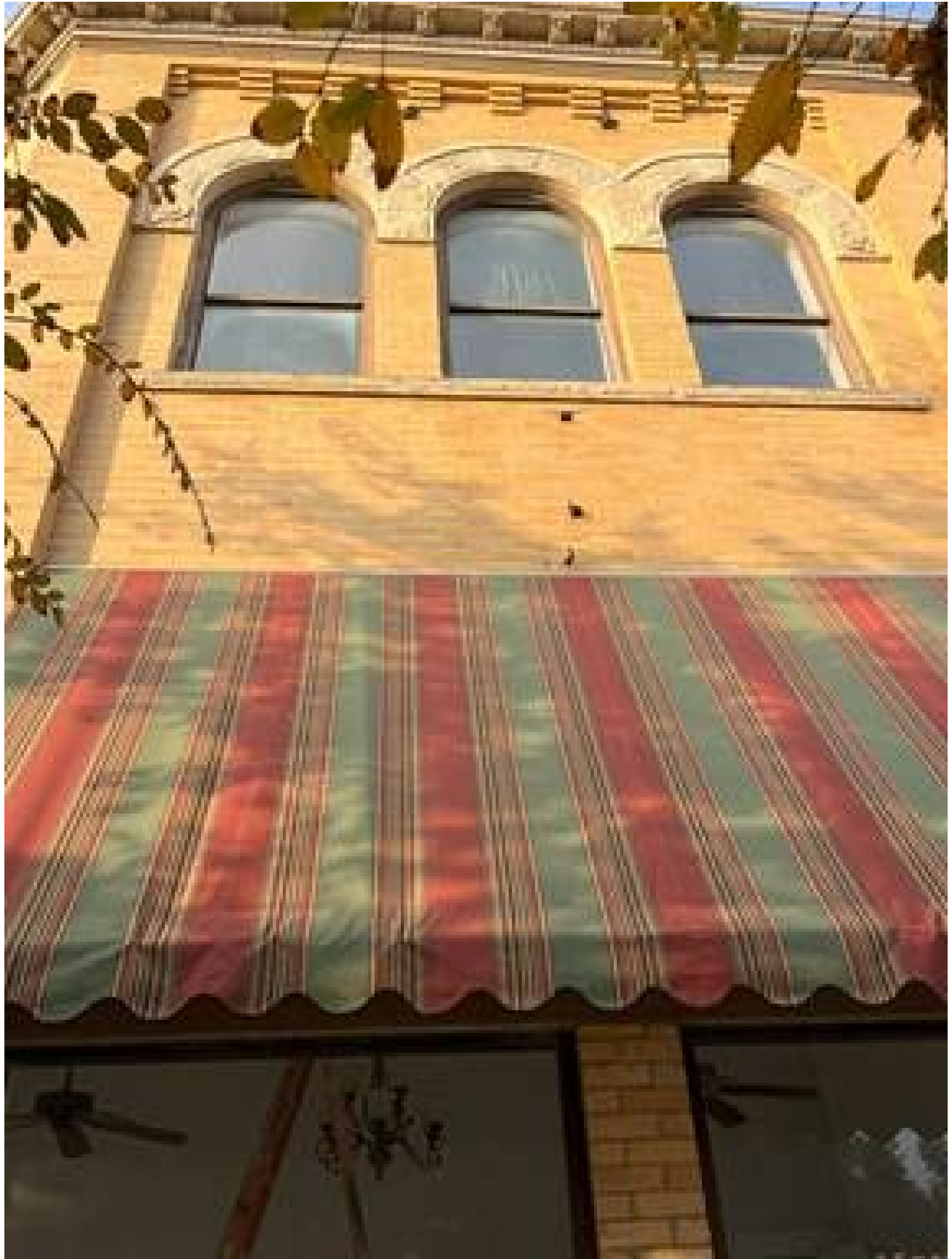
This shows the west elevation along the alley of 213. Proposed work in this photo includes replacing or repairing the wood trim around the existing windows on both the first and second floors. The wood exterior items will be painted. The metal sliding door and frame will be painted. One proposal includes repointing the southerly 4 bays of brickwork above the 2nd floor lintels. The leaning plumbing vent will be repositioned and the miscellaneous P.V.C. removed.



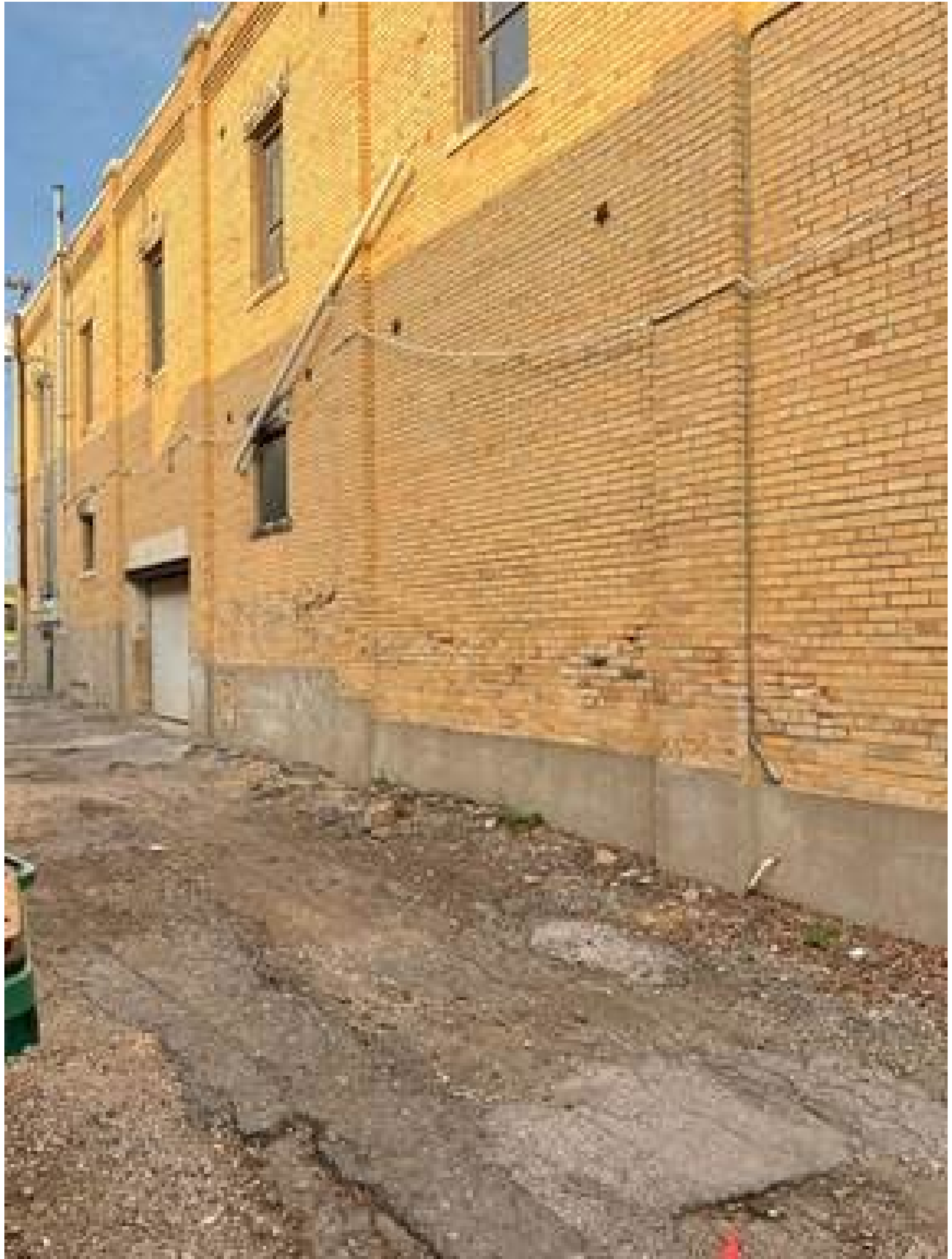
The 113 transom windows and storefront windows.



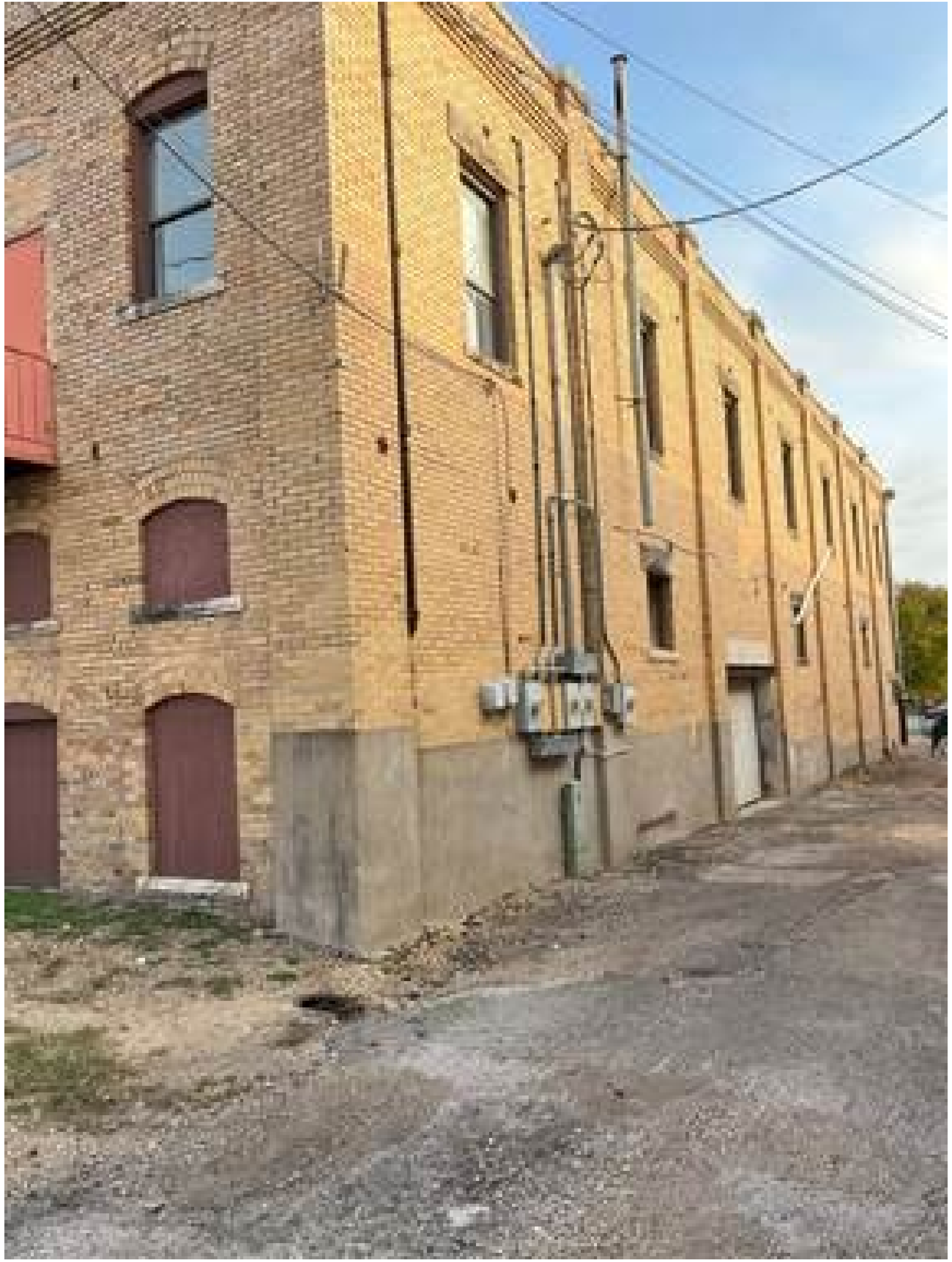
This is the 2nd floor south face of 113. One option includes repointing above the lintels to the parapet cap.



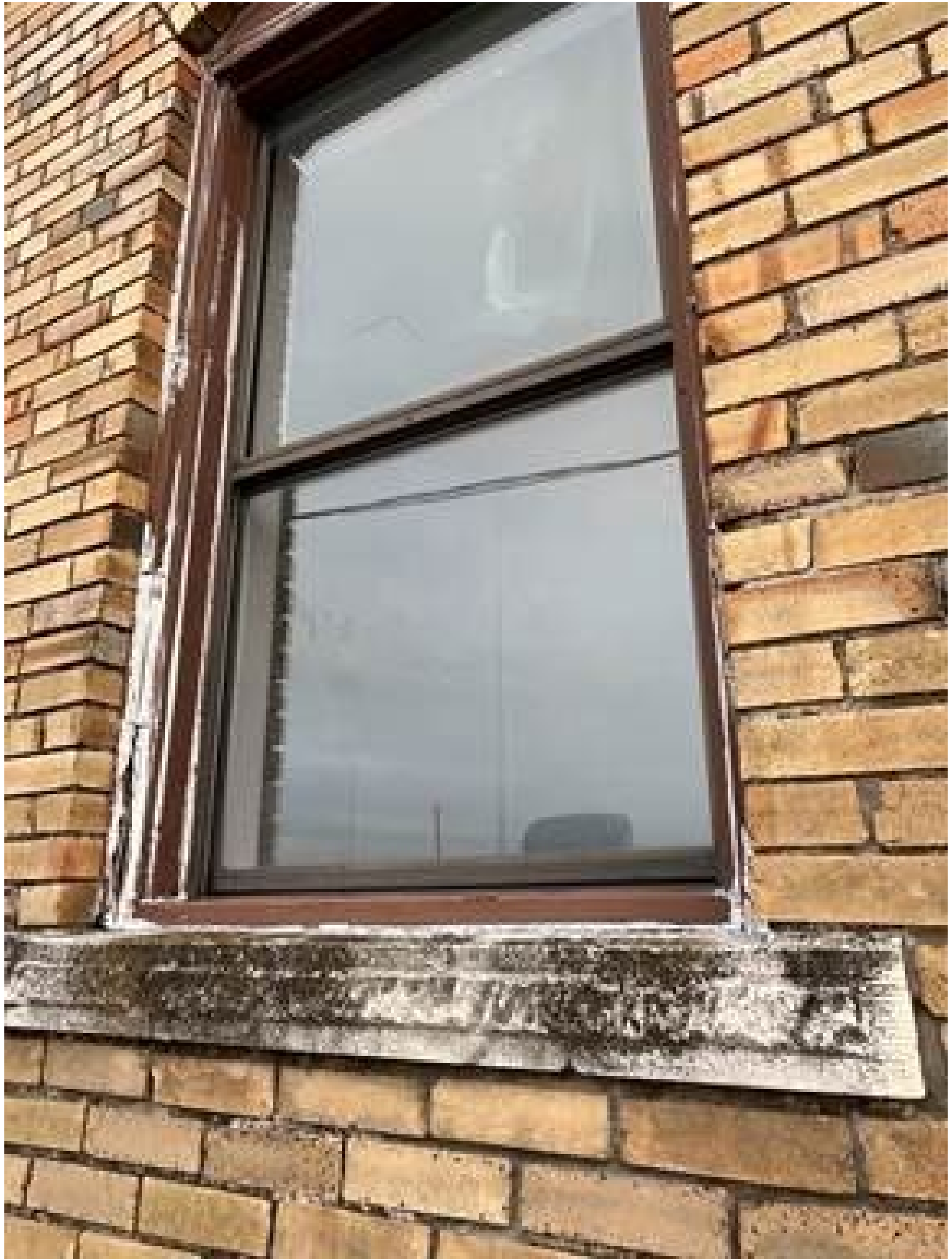
This is another view of the western alley elevation. There is masonry damage from rising damp that is not part of the current scope of work.



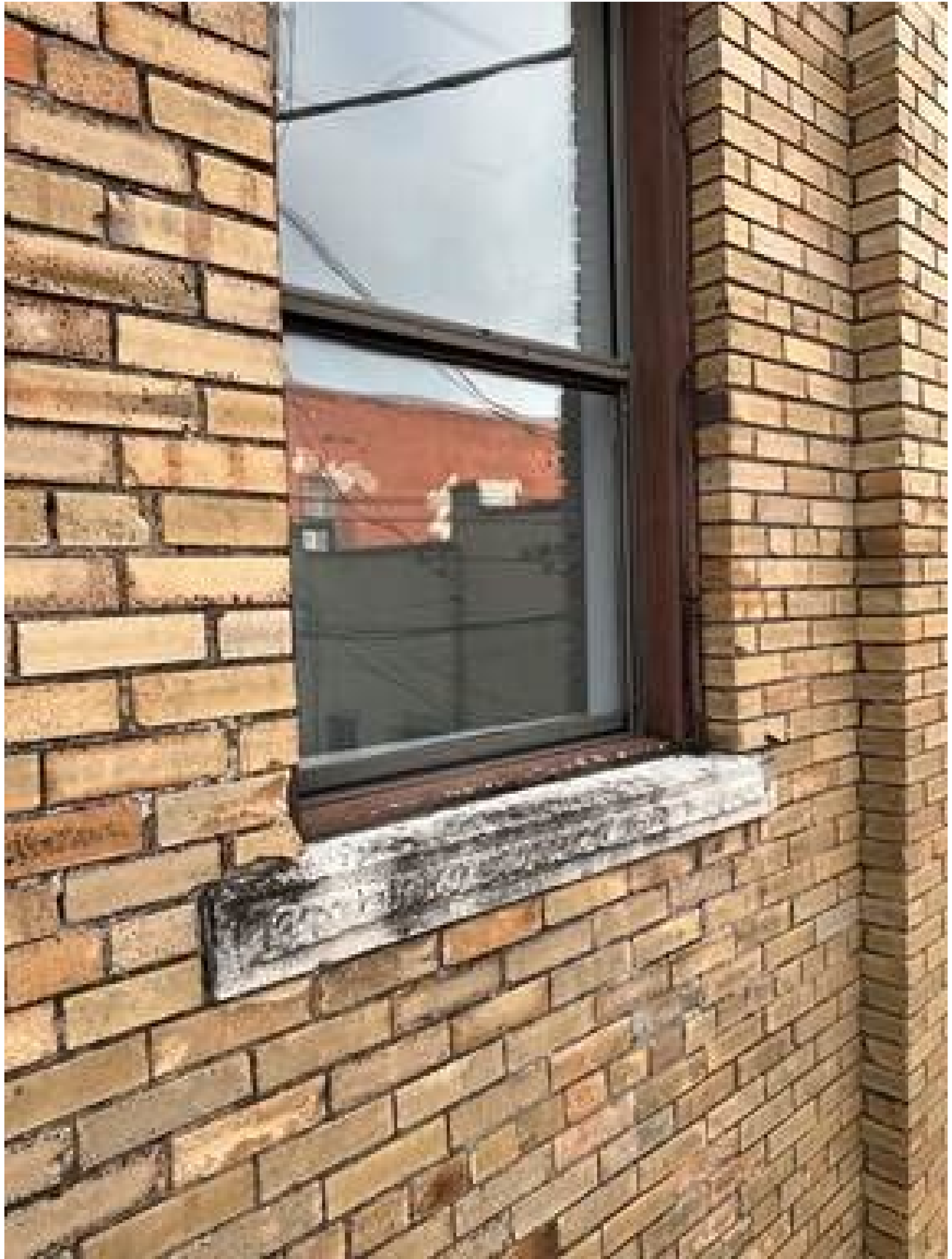
This elevation is the northwest alley corner. All windows will get wood repair as needed and new paint.



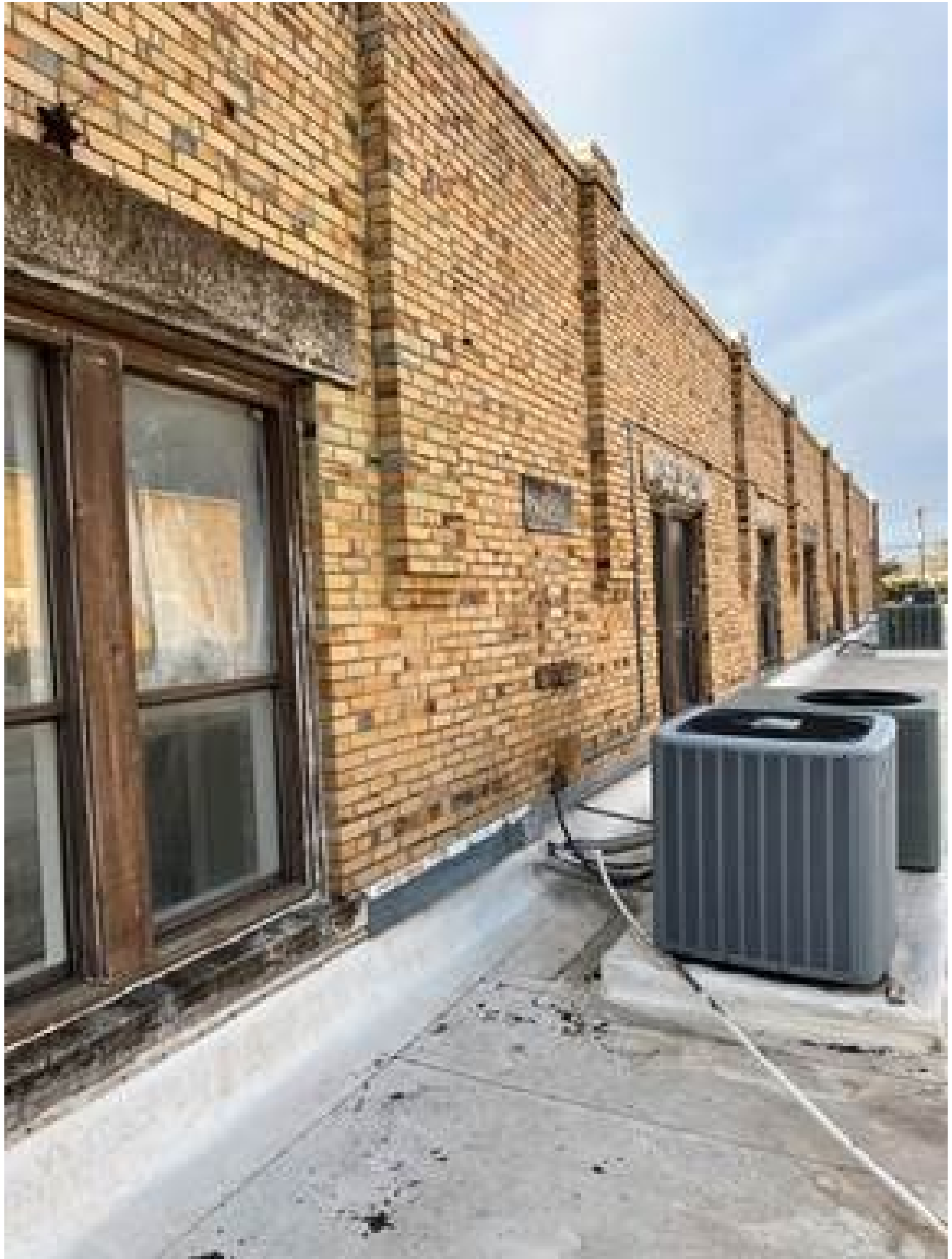
This aluminum window remains as do the others and receives new trim as needed. The aluminum will not be painted. This is east of the 2nd floor door.



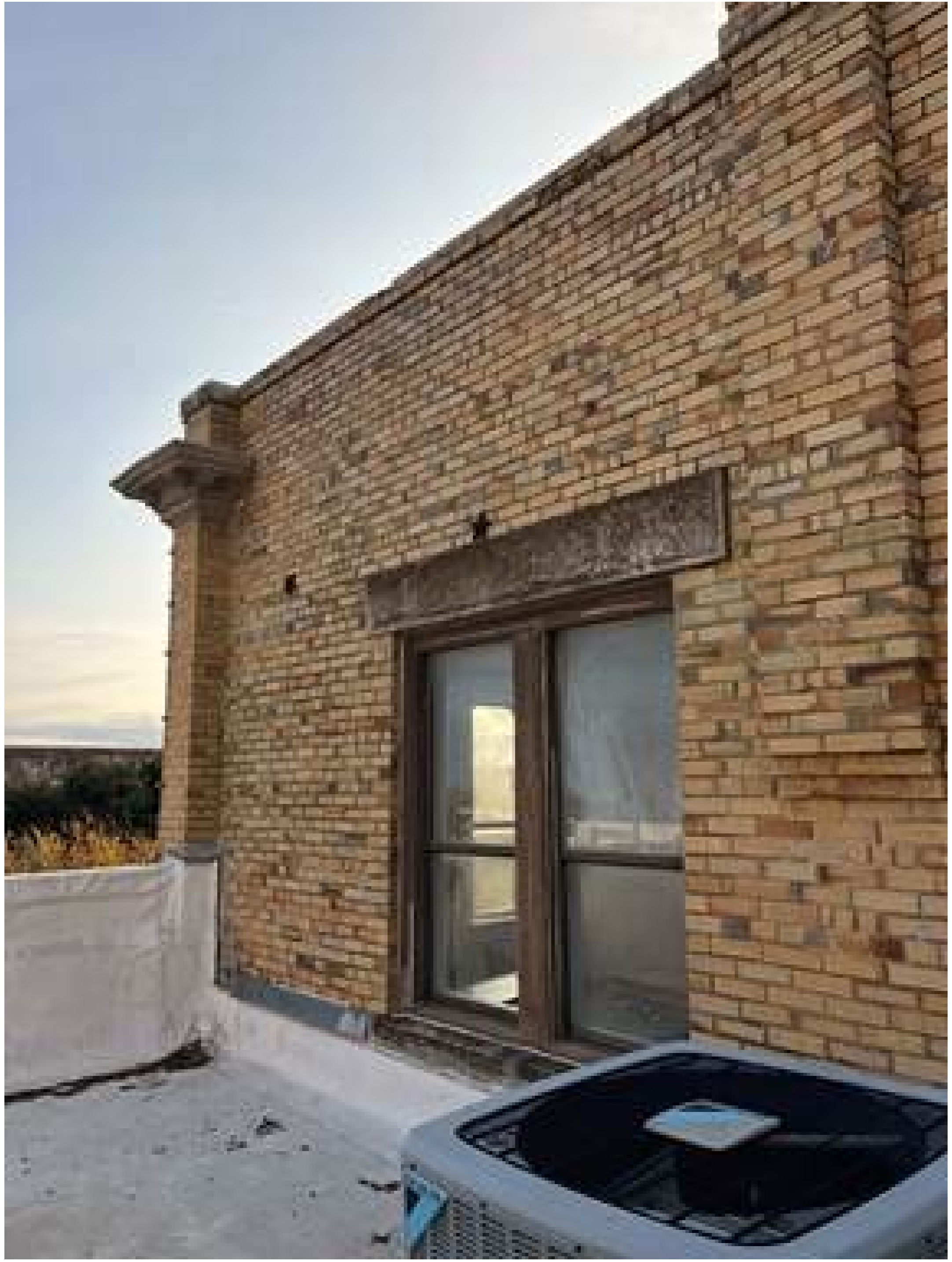
The same scope of work on the west side of the 2nd floor door.



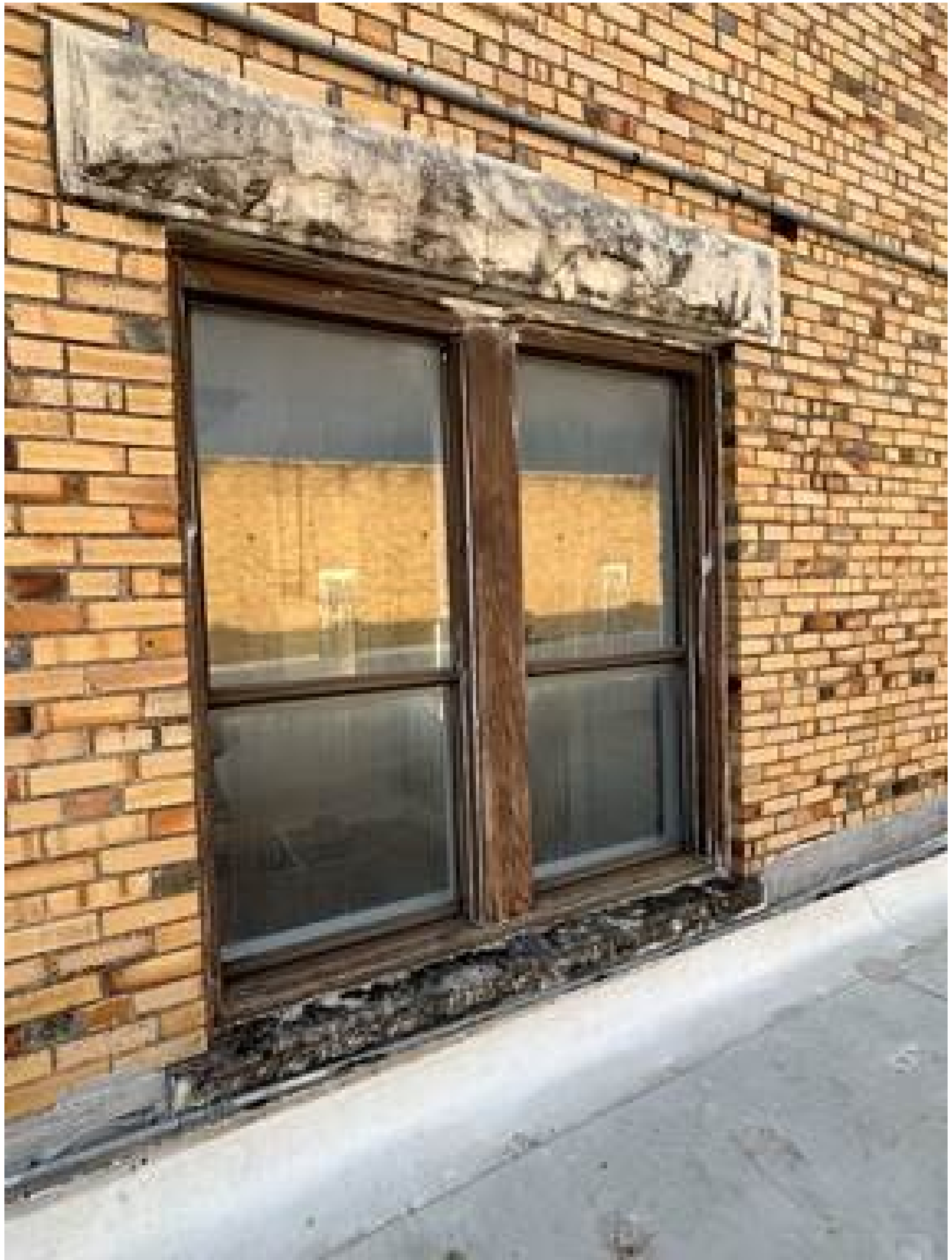
This shows all seven brick bays and all of the windows on the 113-115 common wall. This is the roof of 115 where all of the A/C condensers are located. The masonry degradation is in the top 6 feet of the wall from the lintel top.



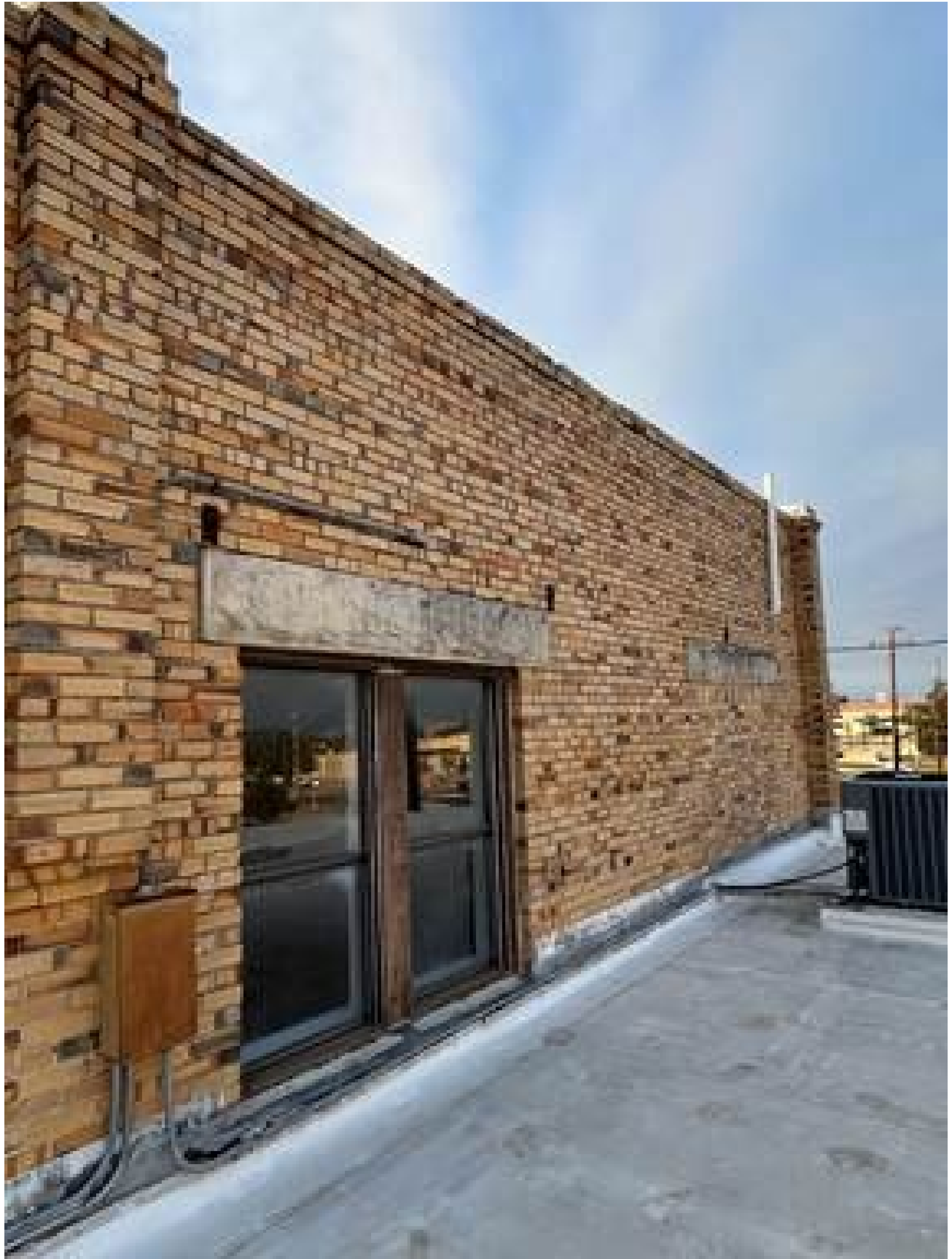
This is the back of the front parapet wall on 115 and the southern most portion of the common wall between 113 and 115. The roof on both buildings is a modern T.P.O.-style and shows no current signs of leaking.



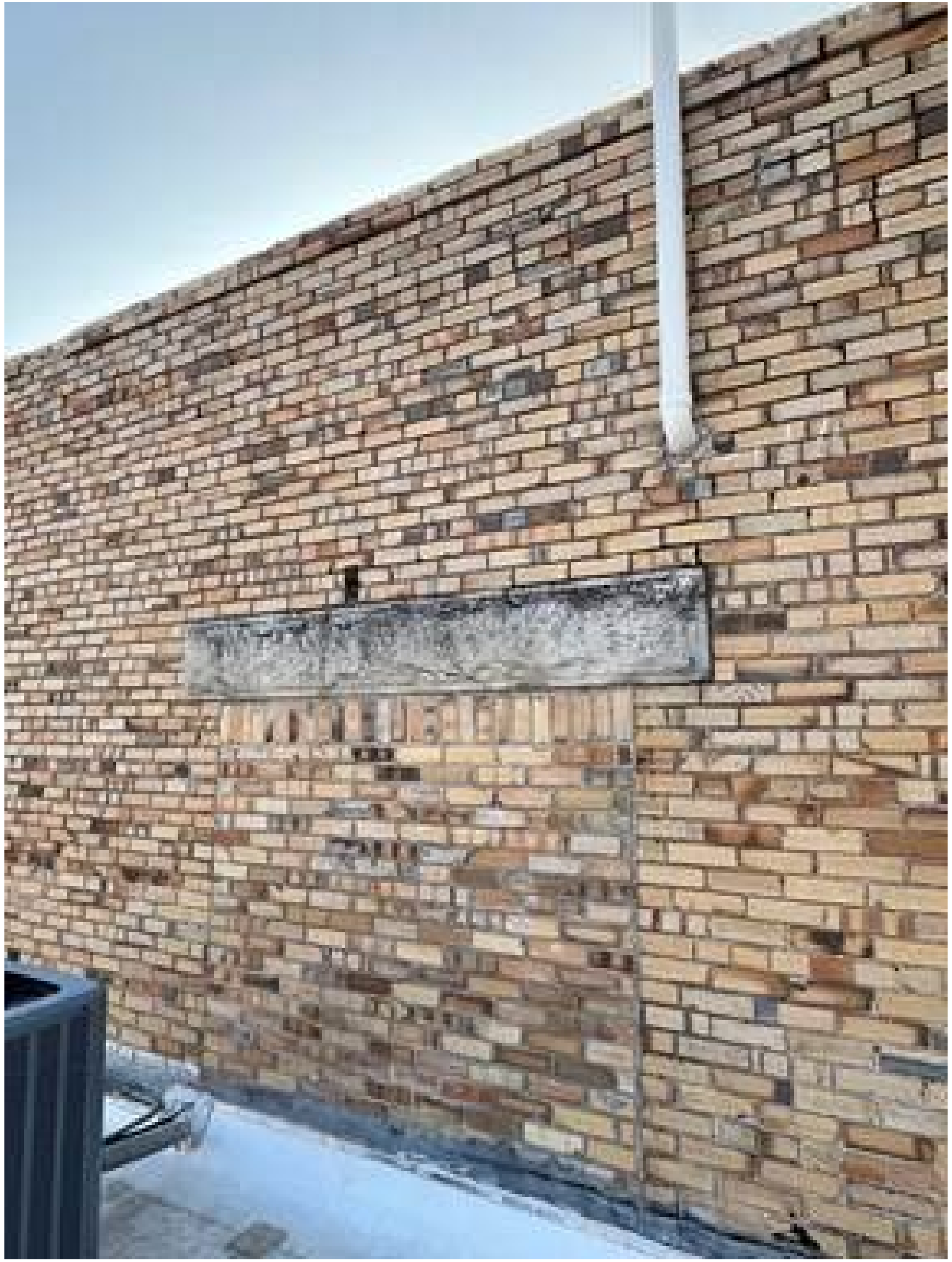
This is a typical window in the common wall. These windows are in pairs and the exterior wood trim will be repaired prior to painting. The single hung aluminum windows are approximately 35 years old and will not be replaced at this time.



This is the north end of the common wall. The brick needs repointing and there are no parapet caps. This is the area where we have seen moisture on the inside office wall. This common wall sits on a steel I beam supported by steel columns.



This is a window which was closed in the past. Degraded mortar is noticeable from the top down to approximately the window lintel.



This shows the roof of 115 and the common wall looking south. Degradation is visible at the top of the wall.

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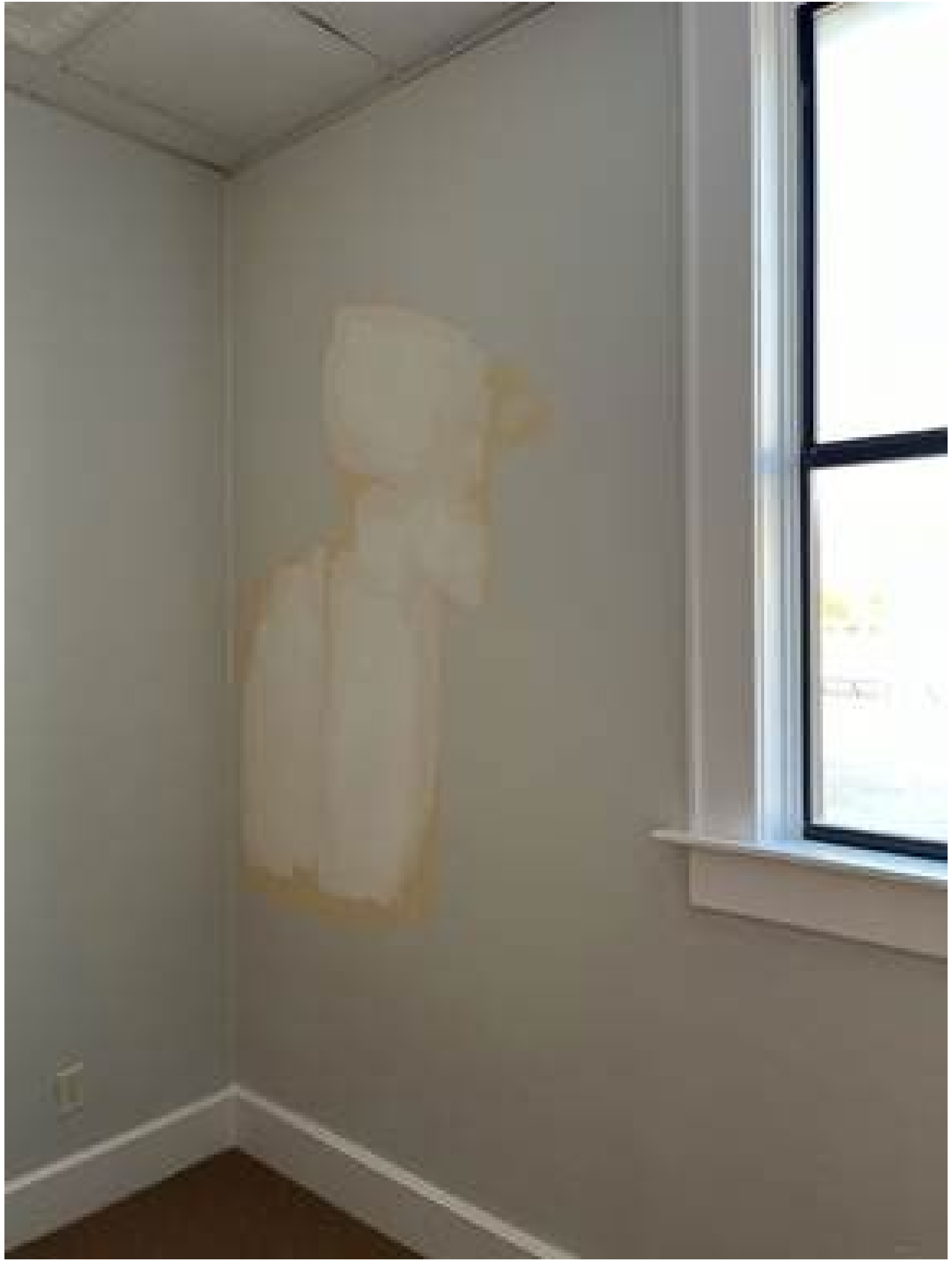

Summary: We have sent mortar samples to the nation's leading lab and have received 3 color samples back. Upon approval of the grant, we will proceed with the samples on the back of 115 and select a color.

Applicant Name:	John Hughes	Date:	12-5-24
Business Name:	Hughes Amalgamated		
Mailing Address:	775 Lorax Lane Taylor, Tex 76574		
Phone:	(512) 844-4150	Email:	john@hughesamalgamated.com
Building Owner:	Big Bluestem, LLC		
Contact Phone:	(512) 352-1613	Email:	L12Hughes775@gMail
Project Site/Address:	113 E. 3rd St. Taylor, Tex. 50/50 Common Wall.		

SCOPE OF WORK (see required attachments):

1. Clean and/or repair brick ½ of Common Wall $ 11,856.
2. Sand and paint weathered boards #17,308 x .65 $ 11,250.
3. Repair/replace storefront window and/or door system $ 1,000.
4. Repair/replace upper floor windows repair wood $ 11,200.
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 $______
9. Other: Misc. $ 1,500.
10. Other: Supervision $ 7,800.
11. Other: 20% Mark up SubTotal #44,606 $ 8,921.

TOTAL ESTIMATED COSTS: $ 53,527.

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

Total cost of Common Wall is $28,455. Half is #14,227.
This wall is about 115 feet long

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.

n/a 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.

n/a 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: $ 53,527.

TOTAL GRANT REQUEST: $ 25,000.

(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. Hughes Amalgamated $53,527
2.
3.

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

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

✓ 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 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 <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>

✓ 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.

[signature] 12/5/24

Applicant's Signature Date

Hughes
AMALGAMATED
512.844.4150

Original Proposal 12/5/24

Project: Big Blue Stem, LLC
113 E. 3rd Street
Taylor, Tex. 76574

Scope of work:
The scope of work is defined in the City of Taylor facade grant documents.
This is the 50/50 Commonwall proposal.
$53,527.

John Hughes

Applicant Name:	John Hughes	Date:	12-5-24
Business Name:	Hughes Amalgamated		
Mailing Address:	775 Lorax Lane Taylor, Tx 76574		
Phone:	(512) 844-4150	Email:	John@hughesamalgamated.com
Building Owner:	Big Bluestem, LLC		
Contact Phone:	(512) 352-7613	Email:	LRhughes775@gmail.com
Project Site/Address:	115 E. 3rd Street Taylor, Tex. 50/50 Common Wall		

SCOPE OF WORK (see required attachments):

1. Clean and/or repair brick Common Wall $ 7,500.
2. Sand and paint weathered boards $ 3,000.
3. Repair/replace storefront window and/or door system $ 1,500.
4. Repair/replace upper floor windows repair wood $ 4,200.
5. Repair/replace transom windows $
6. Repair/replace awnings or canopy $
7. ~~Paint stucco, wood or previously painted~~ Repair masonry South El. $ 4,910.
8. ~~Repair roof, parapet, and /or flashing~~ Masonry Samples $ 2,000.
9. Other: Misc $ 1,000
10. Other: Supervision $ 5,850.
11. Other: 20% Markup Sub Total $29,960. $ 5,992.

TOTAL ESTIMATED COSTS: $ 35,952.

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

Total Cost of Common Wall is $28455. Half is $14227.
This wall is about 115 feet long.

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.

n/a 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.

n/a 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: $ 35,952.

TOTAL GRANT REQUEST: $ 17,976.

(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. Hughes Amalgamated $35,952.
2.
3.

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

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

✓ **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.**

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✓ **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.**

[signature] 12/5/24

Applicant's Signature **Date**

Hughes
AMALGAMATED
512.844.4150

Original Proposal 12/5/24

Project : Big Bluestem, LLC
115 E. 3rd Street
Taylor, Tex. 76574

Scope of Work:

The scope of work is defined in the City of Taylor facade grant documents
This is the 50/50 Commonwall proposal

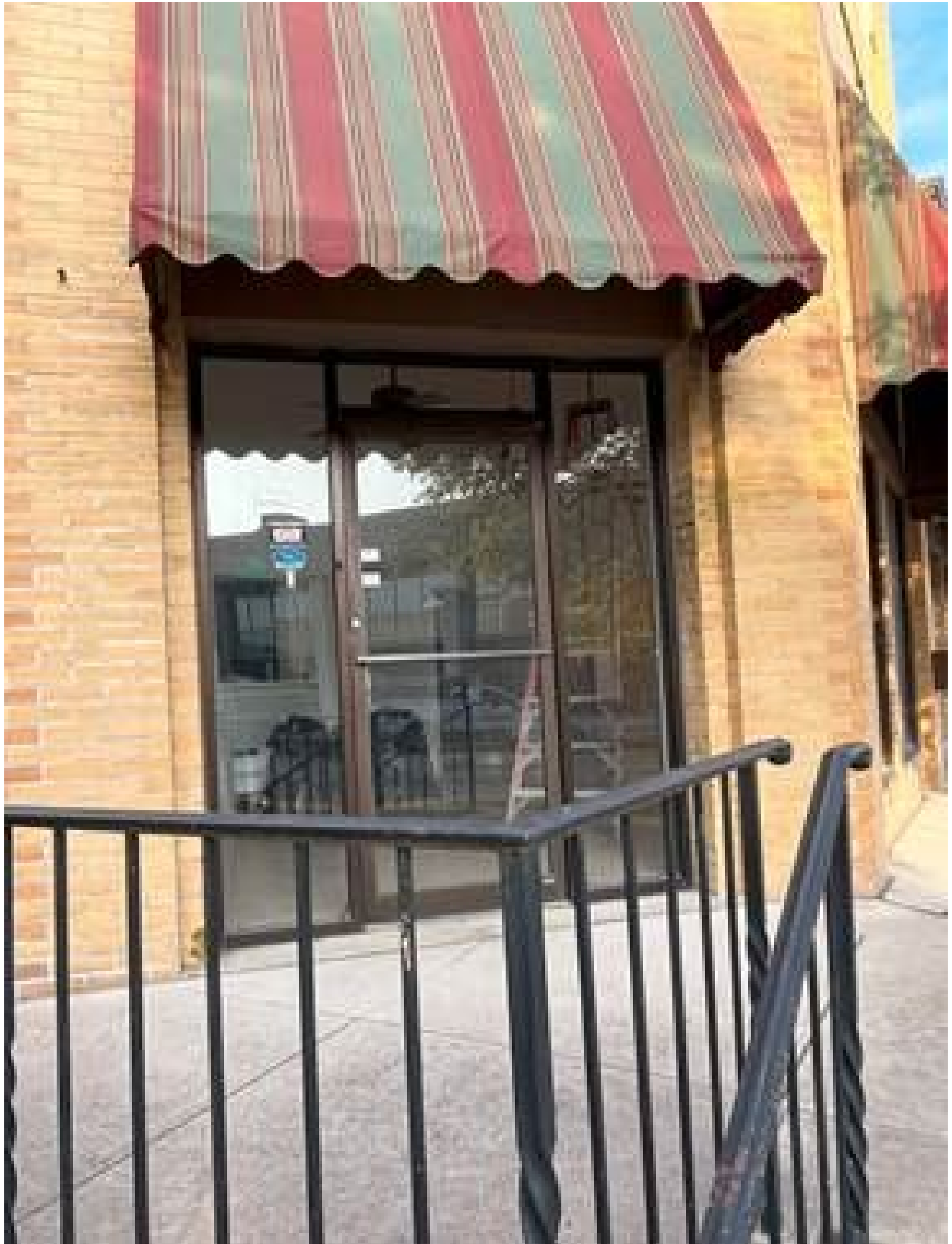
$35,952.

John Hughes

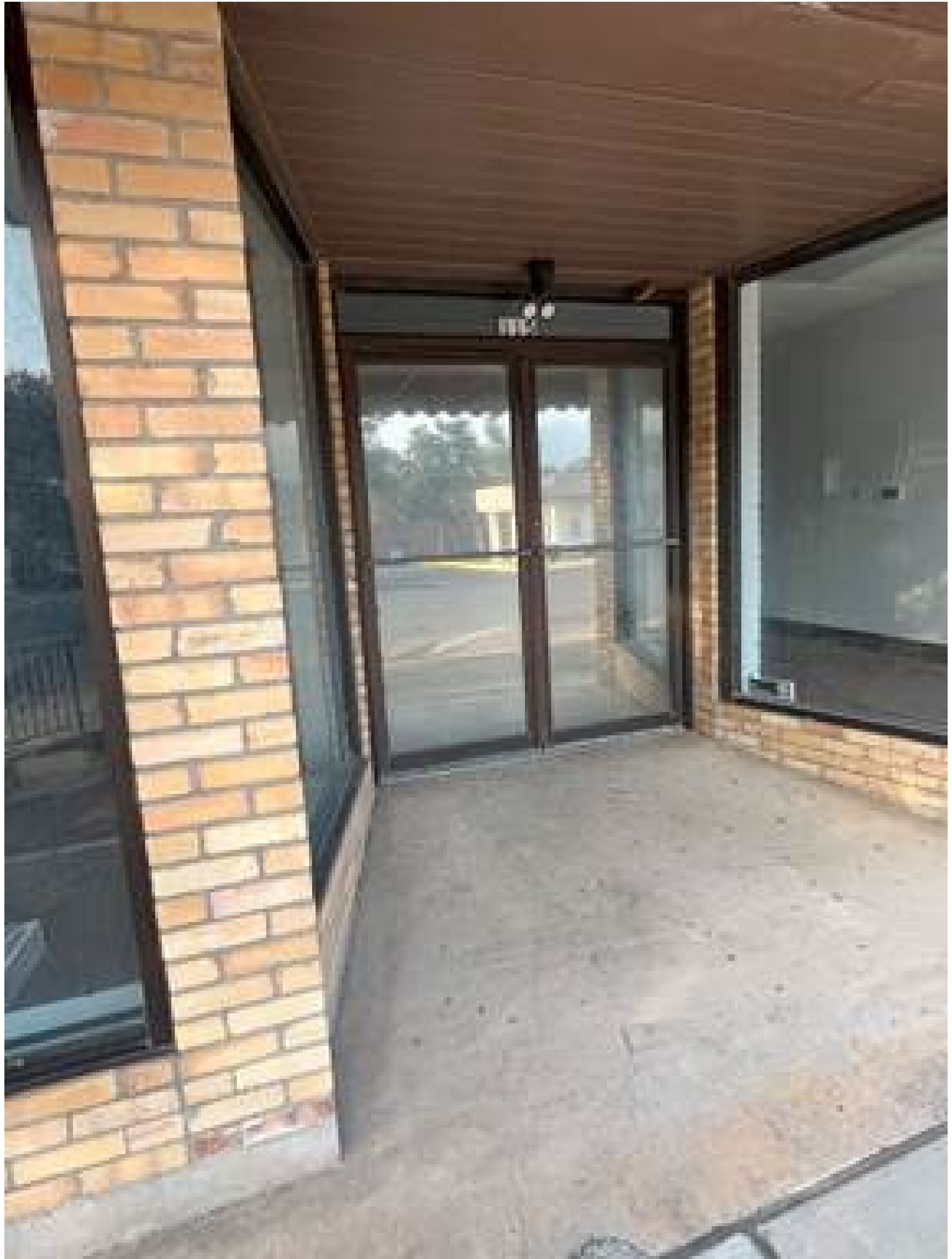
Eames-Jacobsen Buildings
113-115 E. 3rd Street

Supporting photos for the Façade Improvement Grants

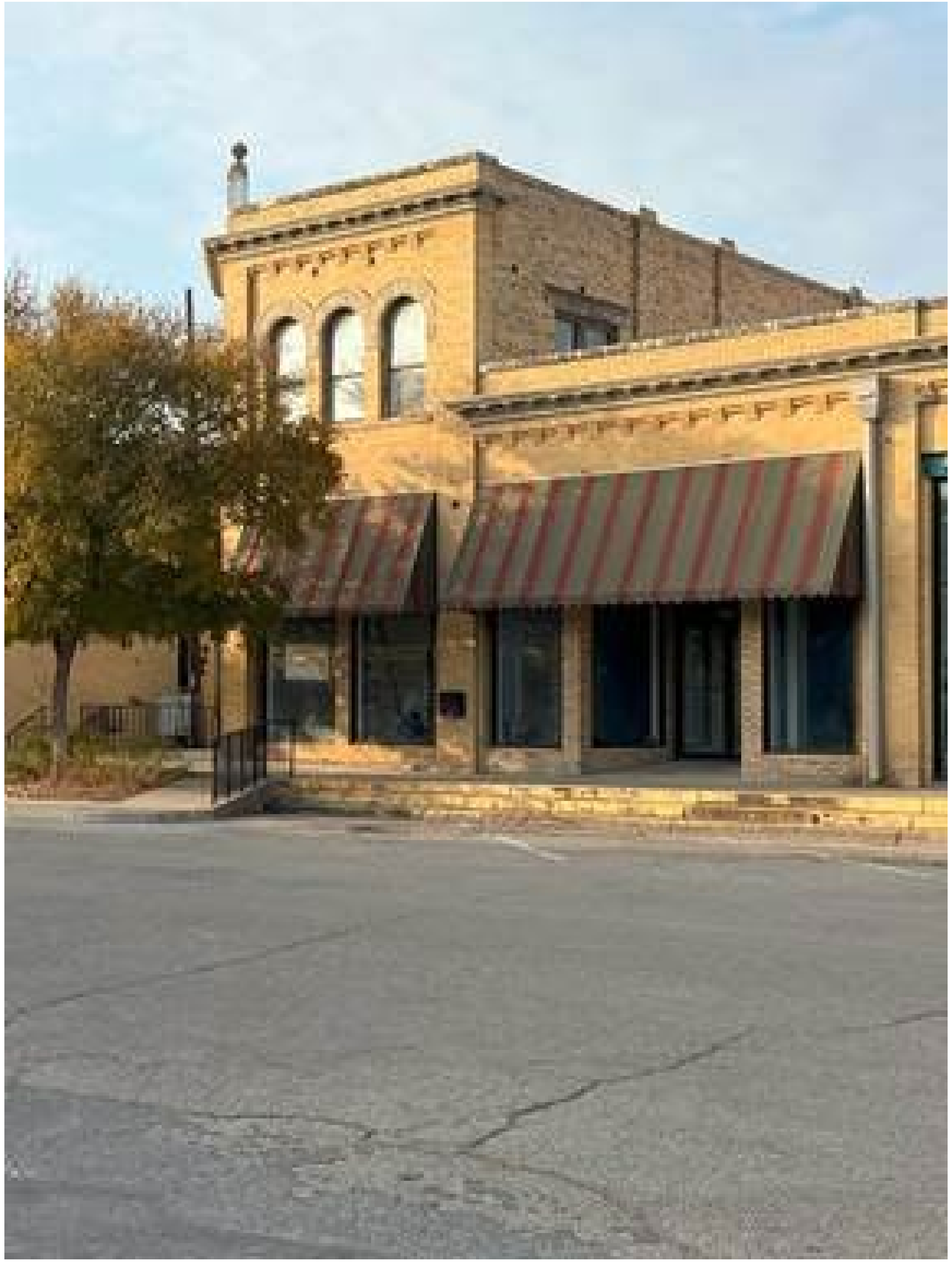
This is the entrance to 113 E. 3rd St. We will be cleaning the glass and recaulking the aluminum storefront. We will rework the weather stripping and paint the transom window shaded by this canopy. The awning will remain.



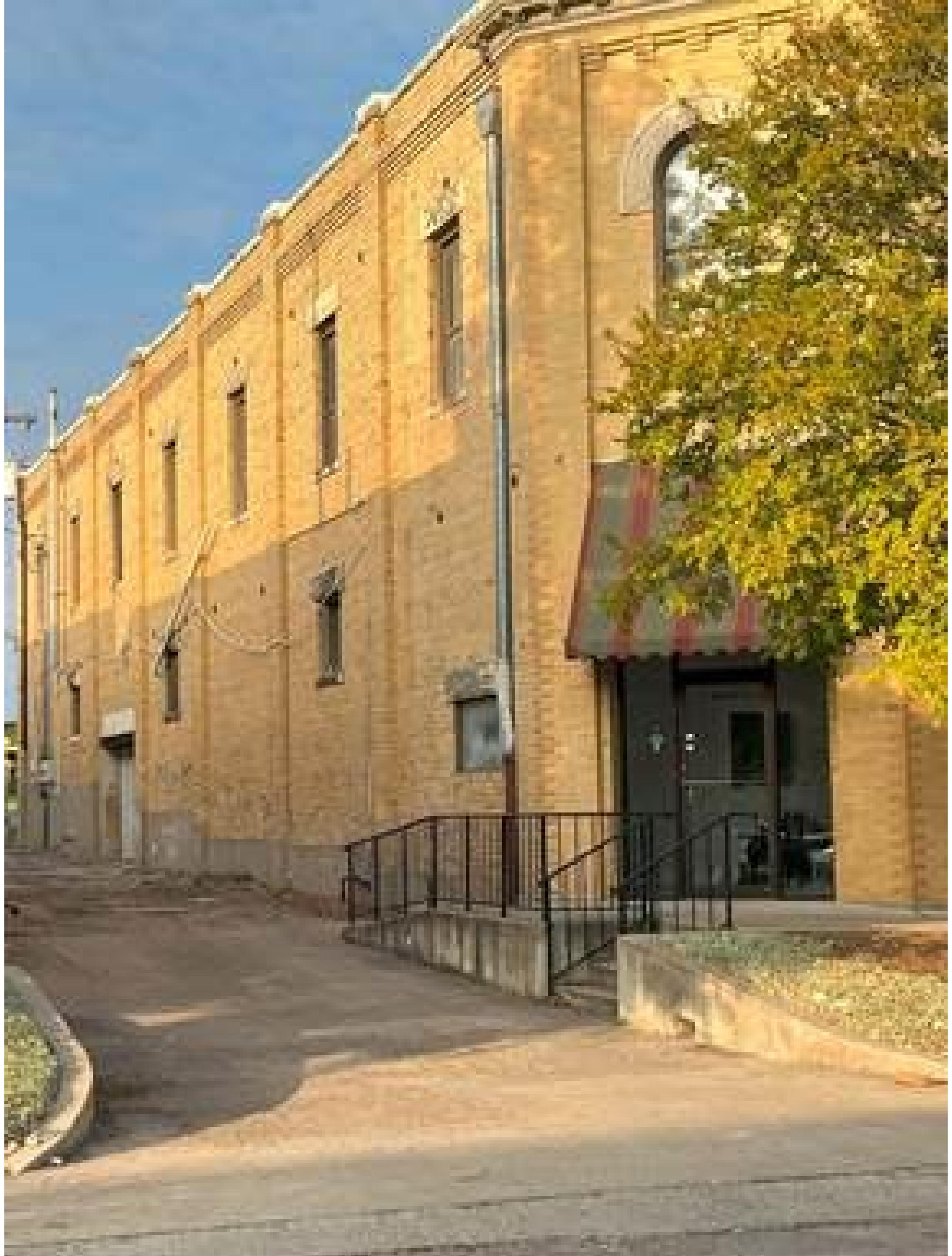
This is the entrance to 115 E 3rd Street. We will clean the glass, re-weatherstrip the door and caulk the windows that are part of the aluminum storefront. The soffit wood and the wood enclosure over the transom windows will be painted. The existing awning will remain.



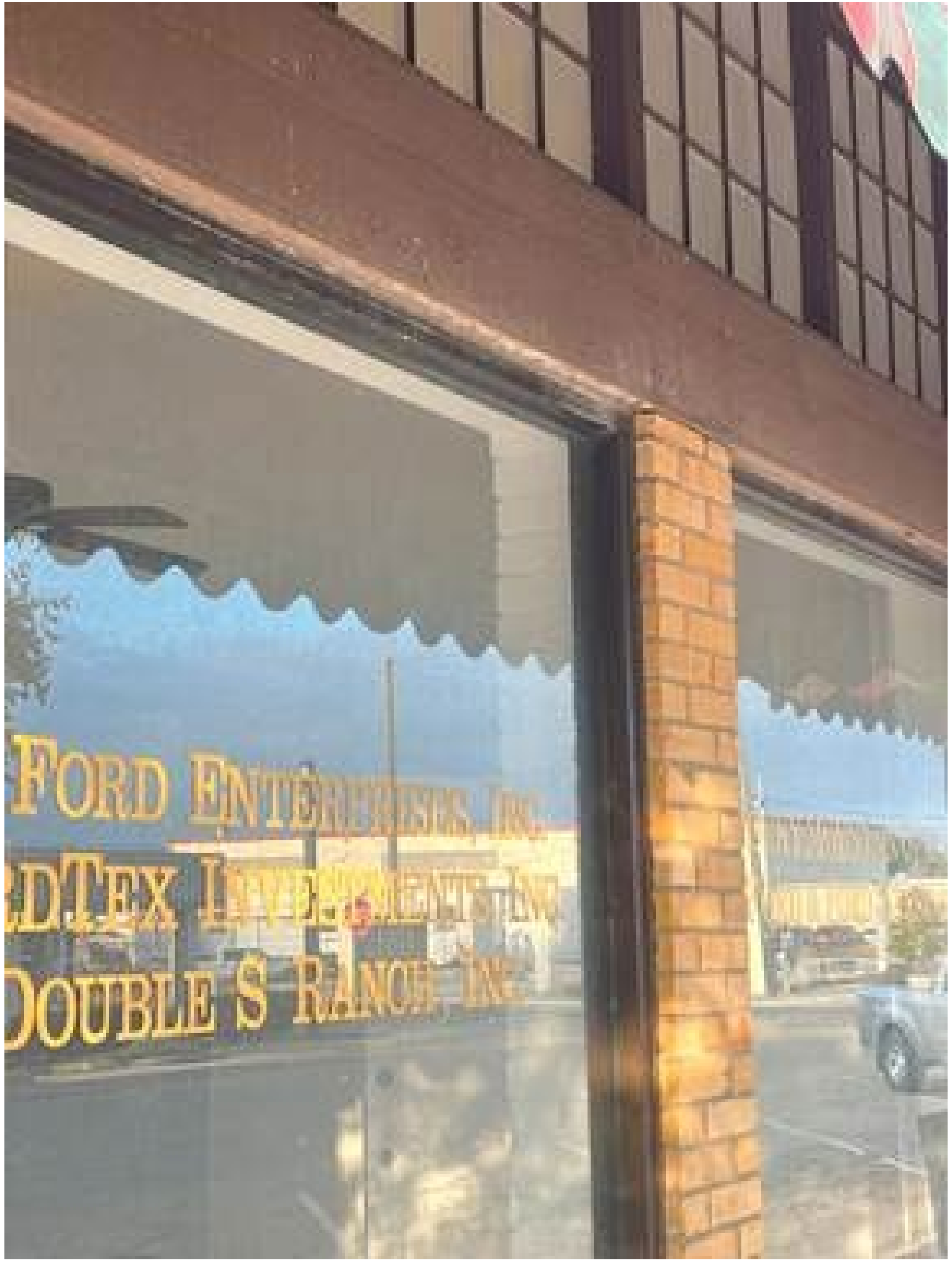
This shows 113 on the left and 115 on the right viewed from the south. The common wall between the two buildings faces east and is shown in this picture. The common wall is the only one without a limestone cap.



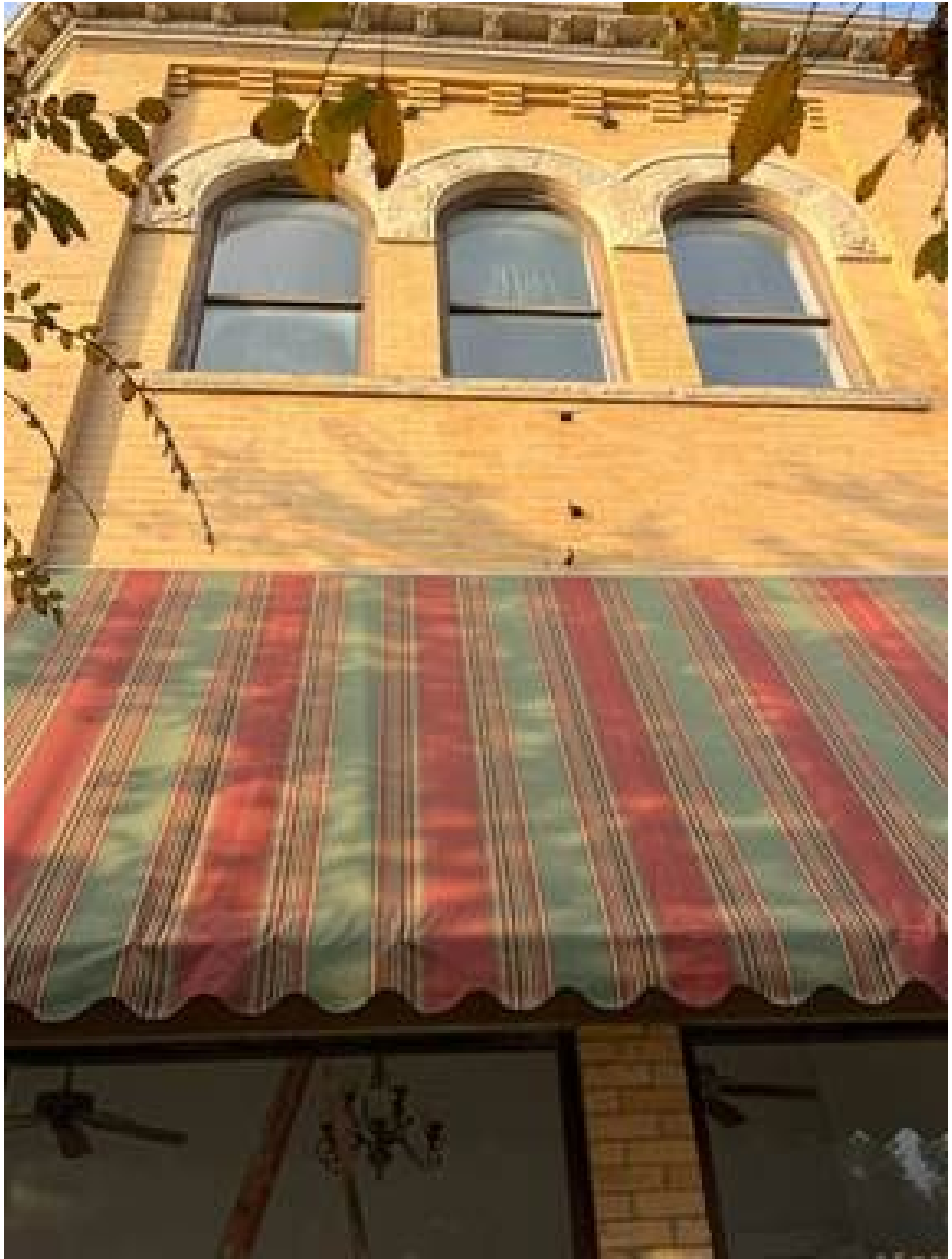
This shows the west elevation along the alley of 213. Proposed work in this photo includes replacing or repairing the wood trim around the existing windows on both the first and second floors. The wood exterior items will be painted. The metal sliding door and frame will be painted. One proposal includes repointing the southerly 4 bays of brickwork above the 2nd floor lintels. The leaning plumbing vent will be repositioned and the miscellaneous P.V.C. removed.



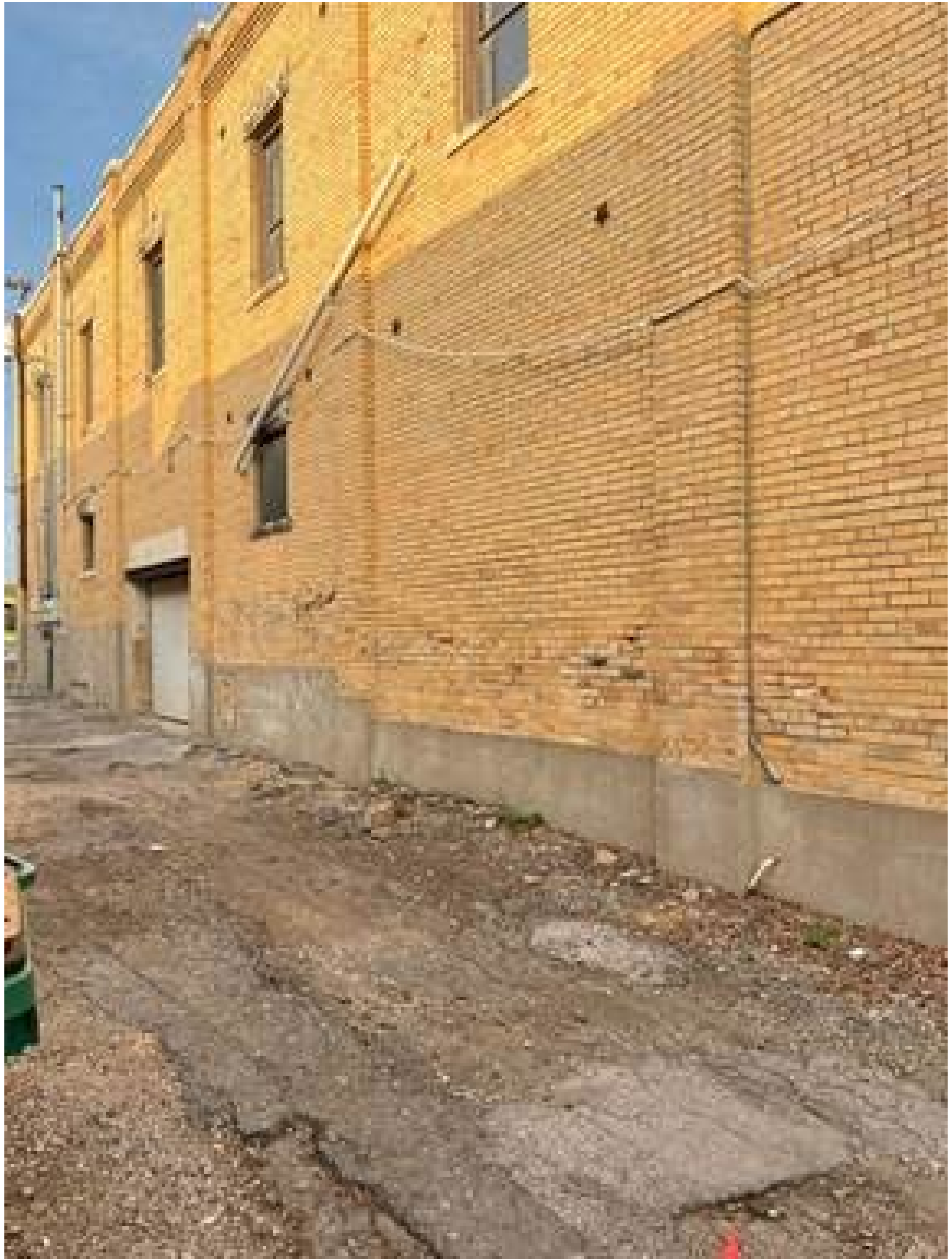
The 113 transom windows and storefront windows.



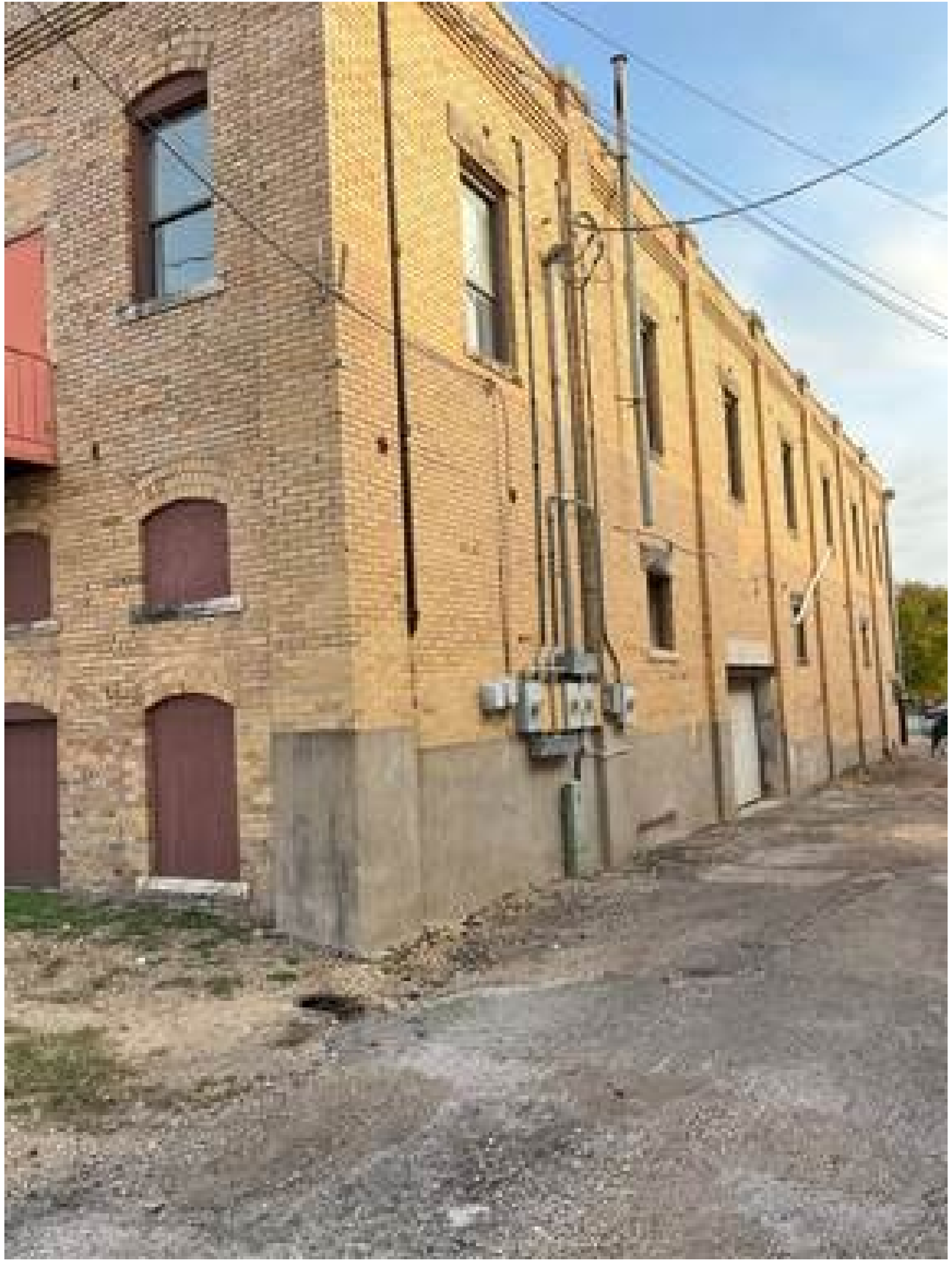
This is the 2nd floor south face of 113. One option includes repointing above the lintels to the parapet cap.



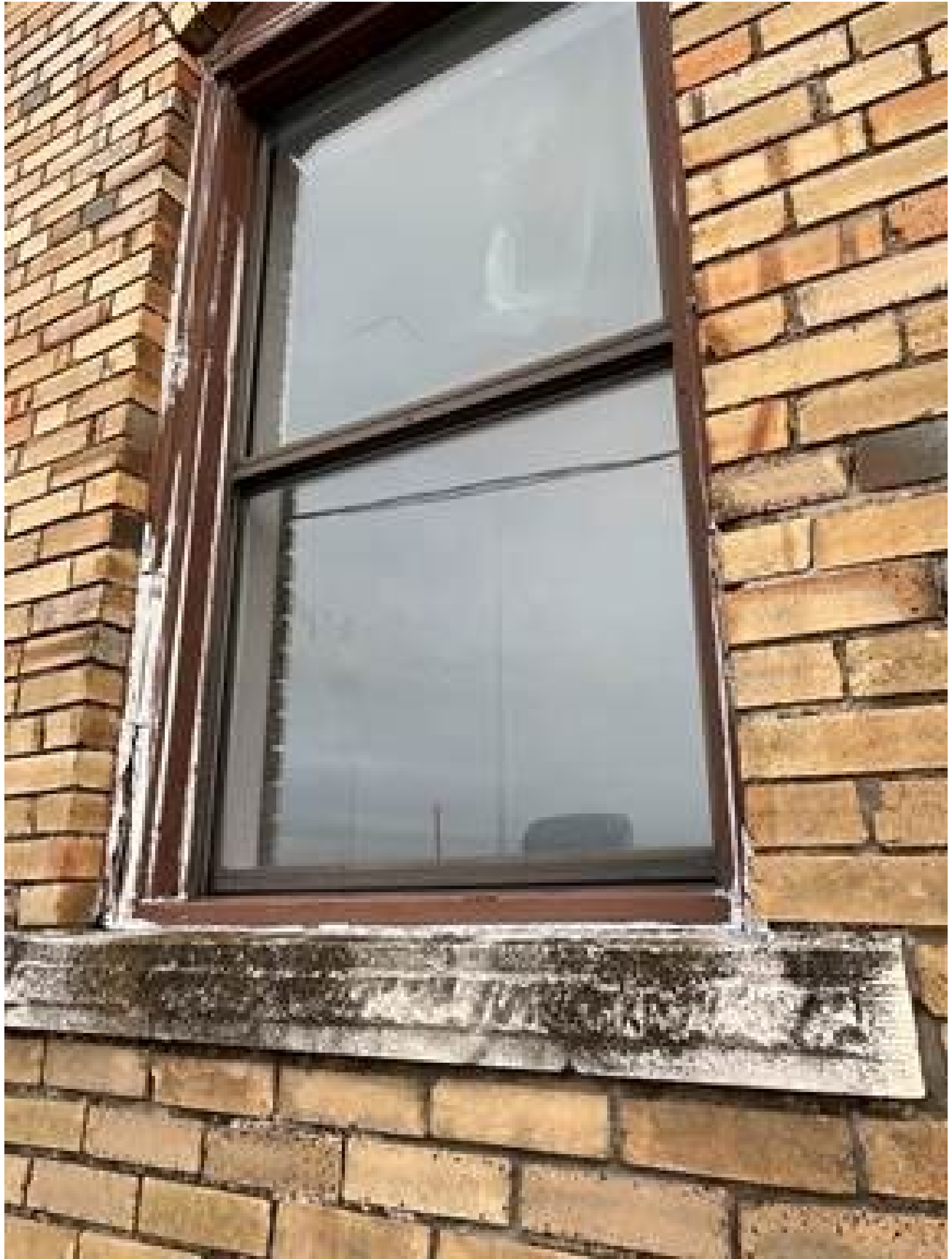
This is another view of the western alley elevation. There is masonry damage from rising damp that is not part of the current scope of work.



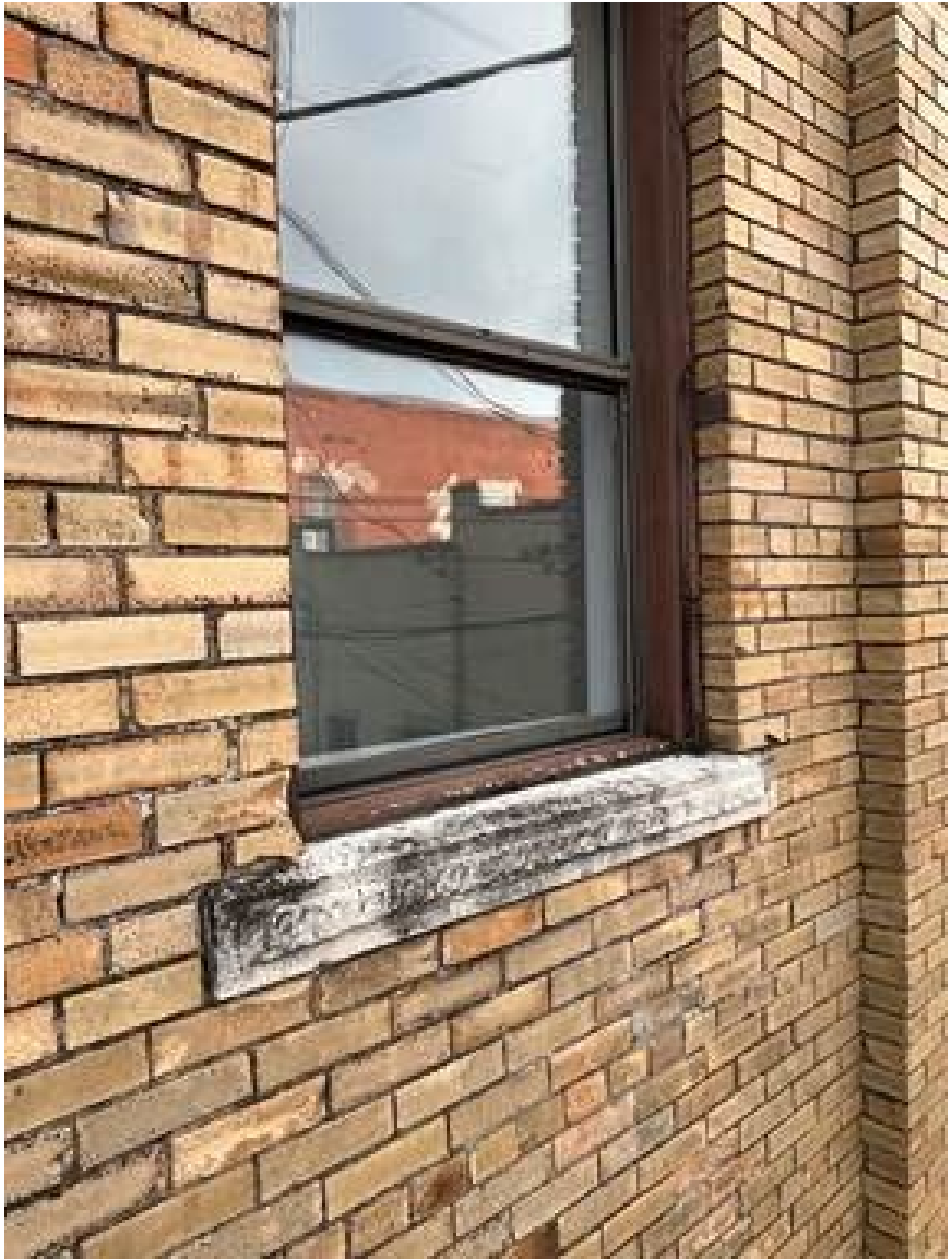
This elevation is the northwest alley corner. All windows will get wood repair as needed and new paint.



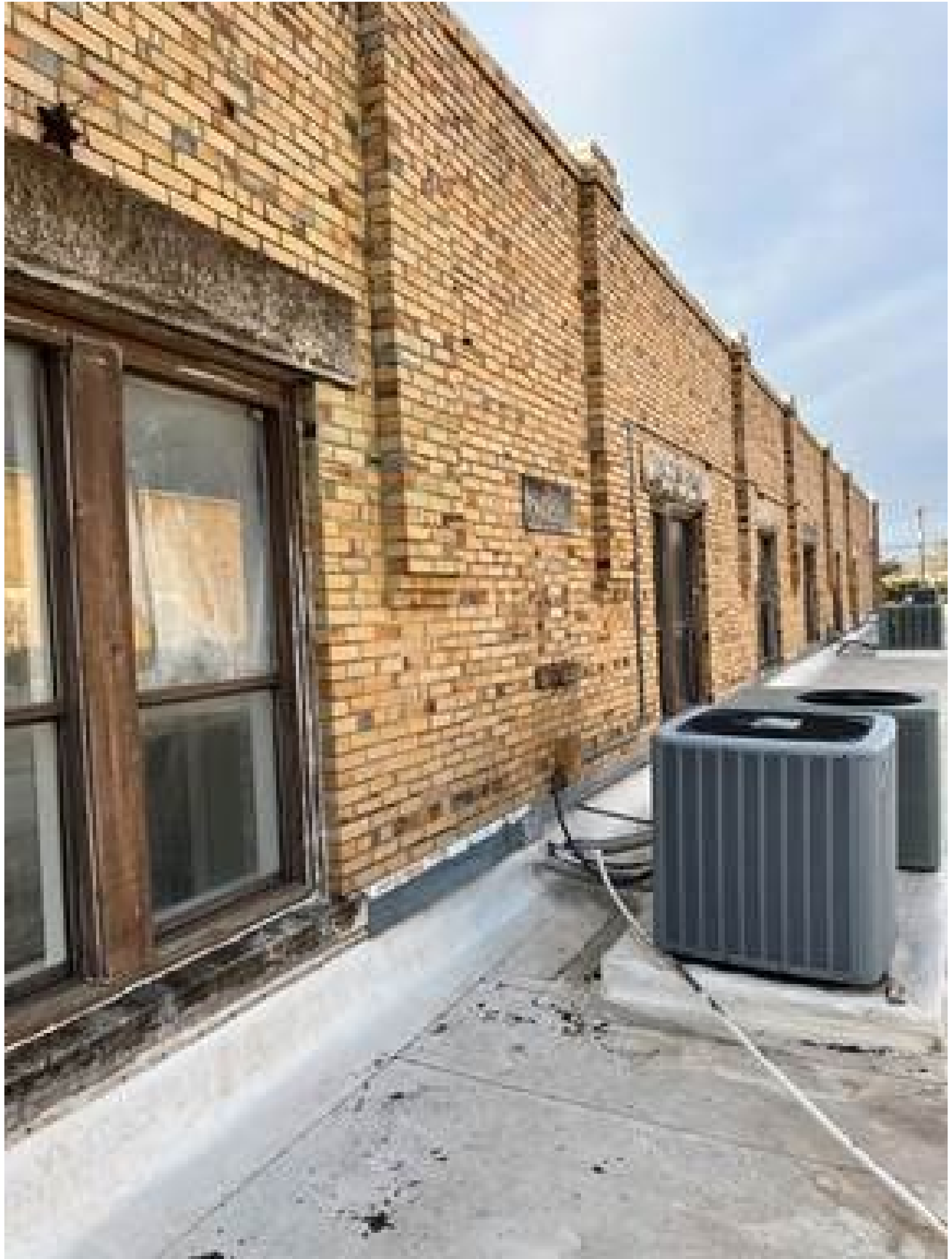
This aluminum window remains as do the others and receives new trim as needed. The aluminum will not be painted. This is east of the 2nd floor door.



The same scope of work on the west side of the 2nd floor door.



This shows all seven brick bays and all of the windows on the 113-115 common wall. This is the roof of 115 where all of the A/C condensers are located. The masonry degradation is in the top 6 feet of the wall from the lintel top.



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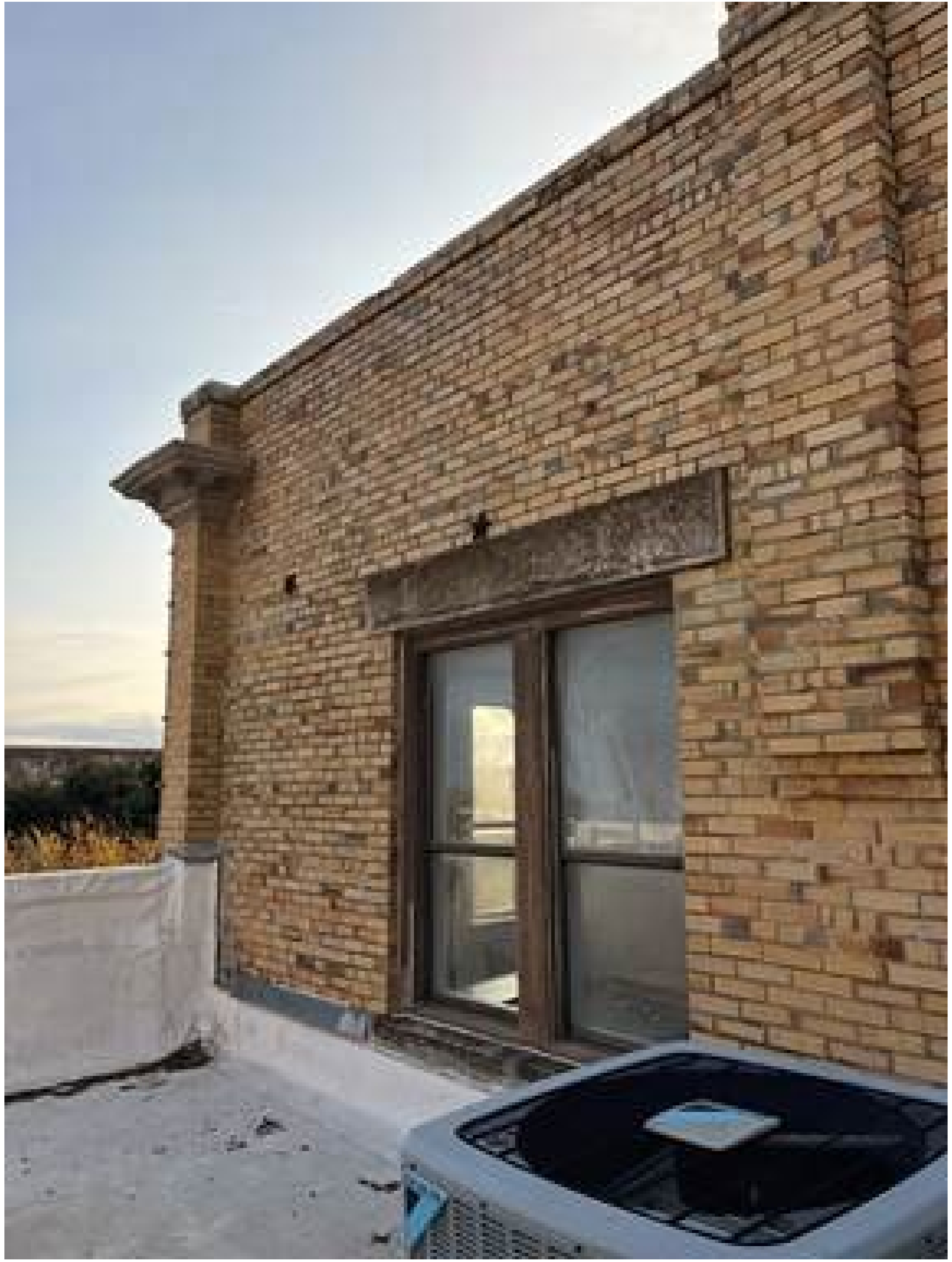
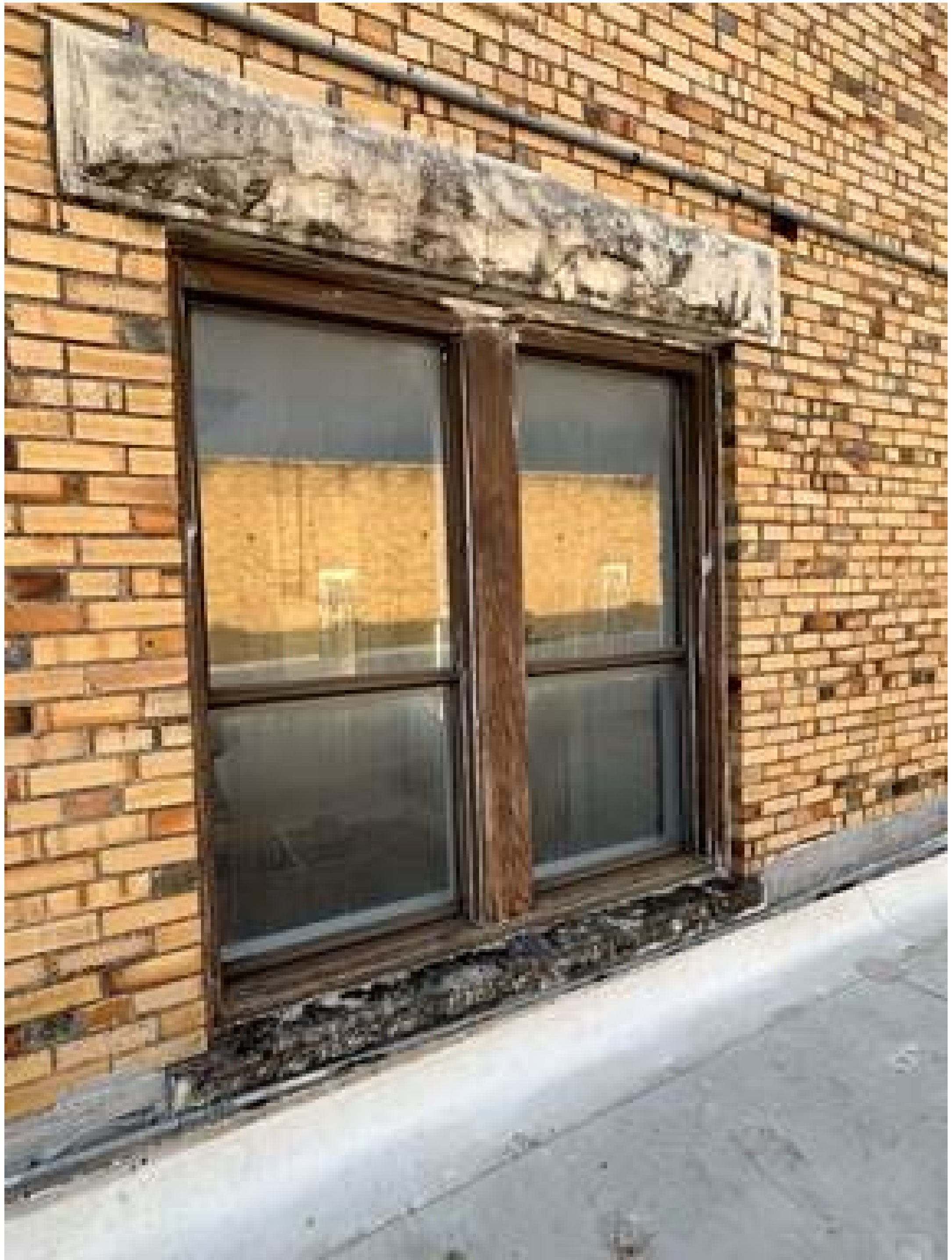
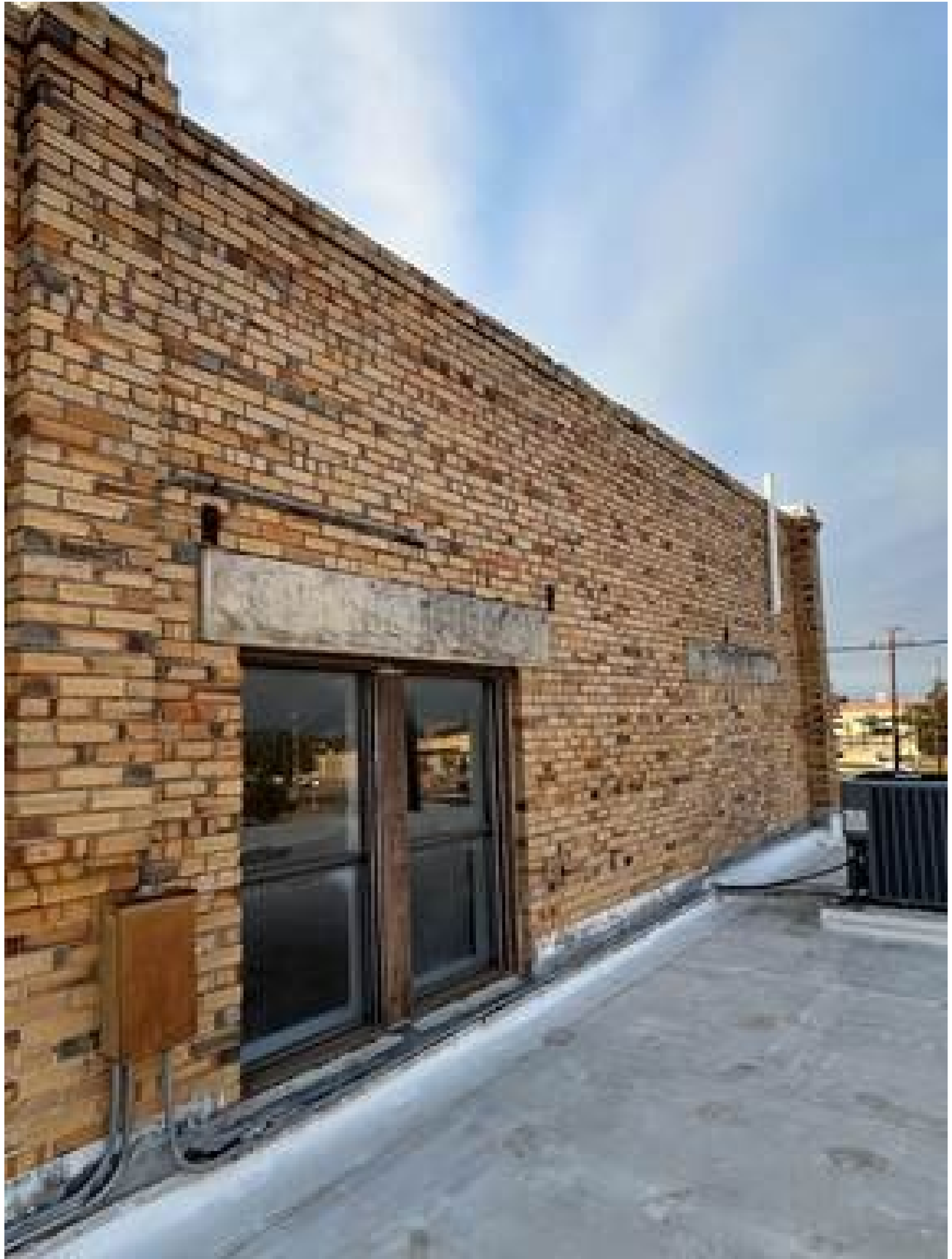


This is a typical window in the common wall. These windows are in pairs and the exterior wood trim will be repaired prior to painting. The single hung aluminum windows are approximately 35 years old and will not be replaced at this time.



This is the north end of the common wall. The brick needs repointing and there are no parapet caps. This is the area where we have seen moisture on the inside office wall. This common wall sits on a steel I beam supported by steel columns.



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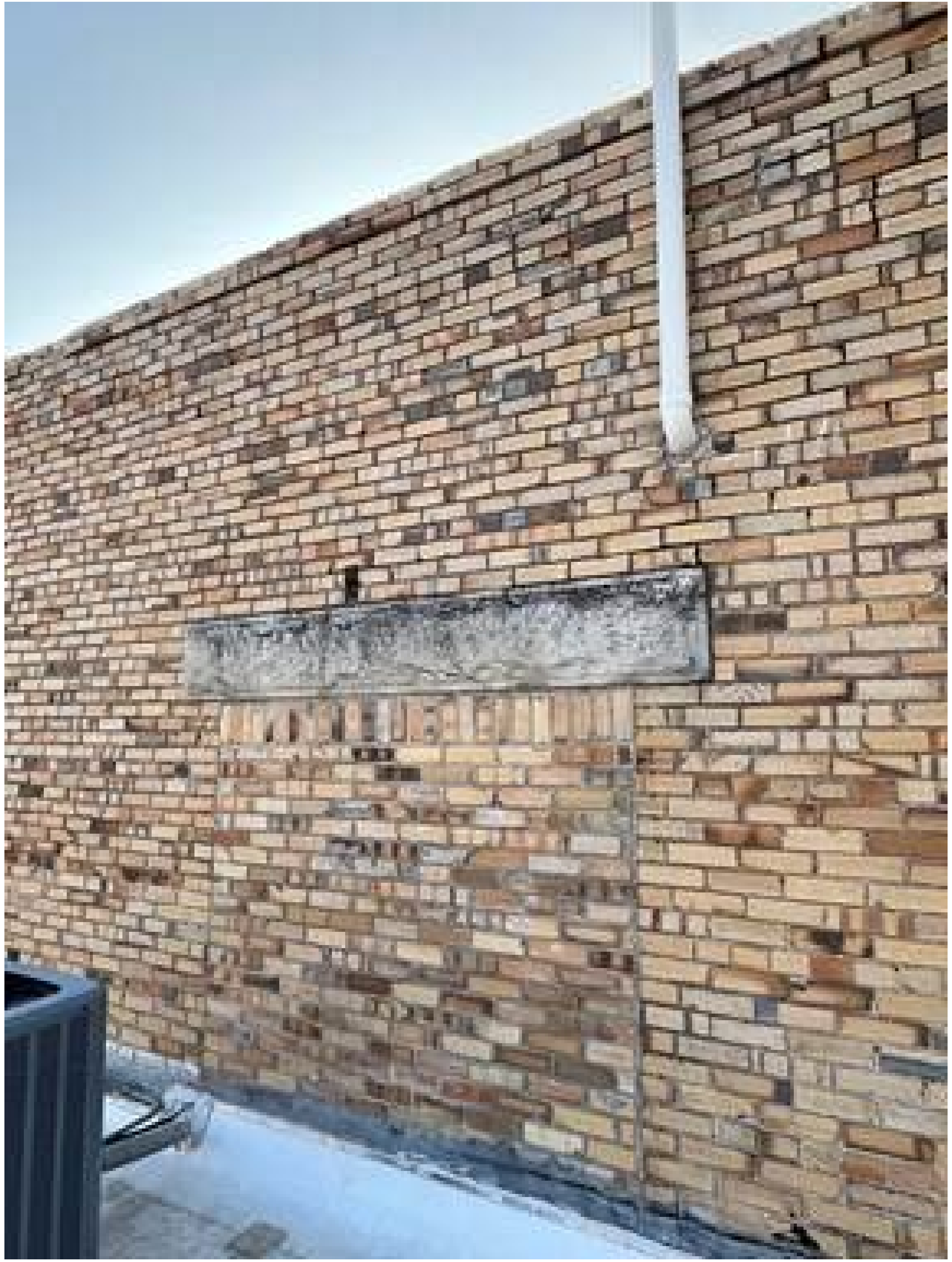

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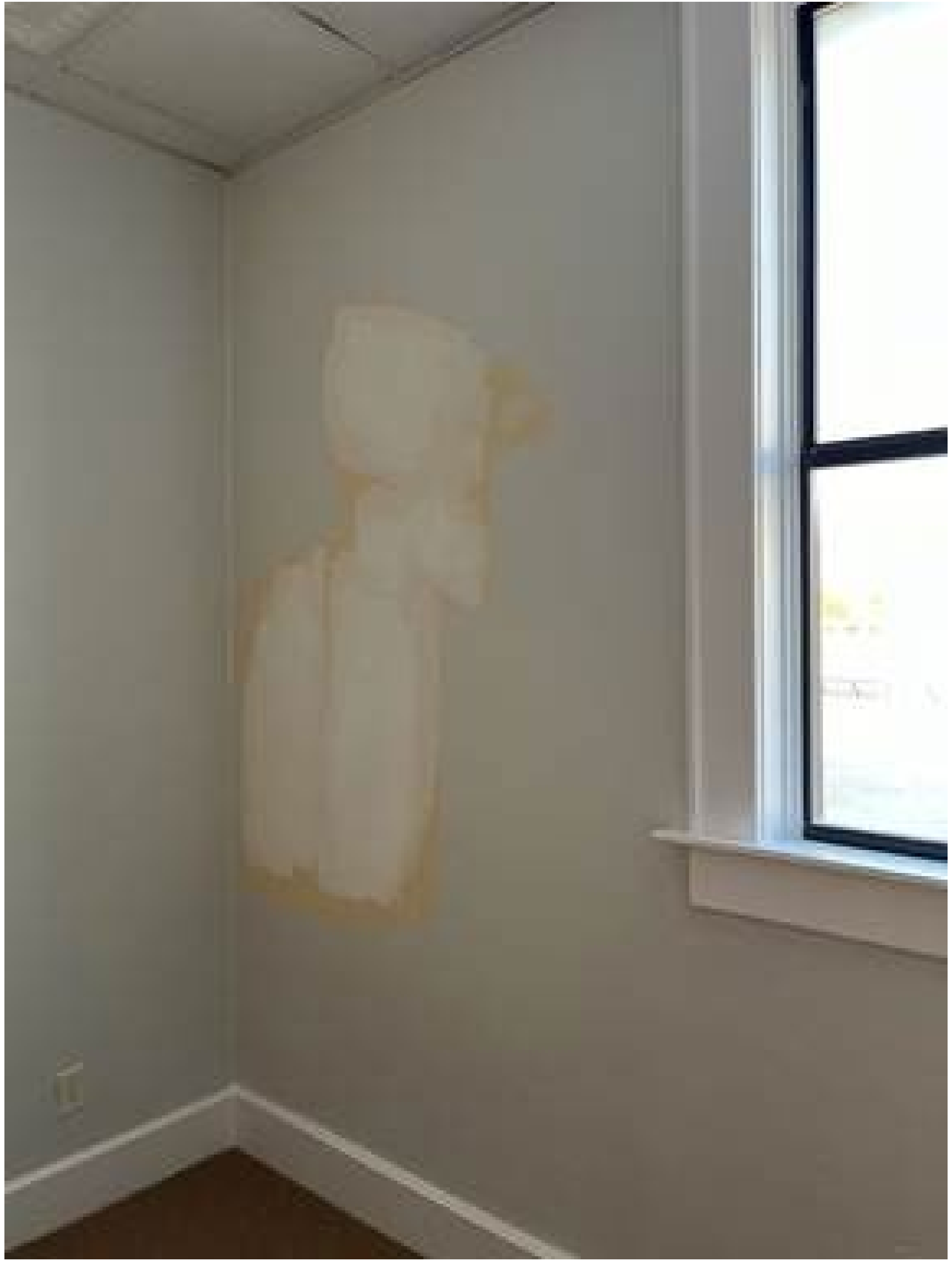

Summary: We have sent mortar samples to the nation's leading lab and have received 3 color samples back. Upon approval of the grant, we will proceed with the samples on the back of 115 and select a color.

STAFF REPORT

Consider increasing the reimbursement amount for Sign Grants from $1,500.00 to $3,000.00 and seek City Council approval.

In 2022, the Main Street board voted to request the Zoning Board of Adjustment to allow neon and faux (LED) neon in the downtown commercial historic district. The City's sign ordinance was then amended to allow this traditional signage medium downtown. When the Taylor and Development Plan was developed, the sign ordinance was revised, and neon continues to be the single medium whereby a downtown business may have a lighted sign other than one that is externally lit.

Taylor has a history of having quality neon signage – the Howard Theater and the neon sign on the Talbot façade of the KINCL building are two examples. Judy Blundell's Curbside Coffee neon sign is a fixture in our downtown. But neon is expensive.

Downtown businesses, both current and incoming, are feeling the pinch of increasing rent rates. The primary reason for the dramatic increase in commercial rents is the increase in property value which began in 2023. While several property owners successfully negotiated their tax bills to a lower figure, rental rates have still risen overall.

Signage is key to the success of a small business. It is the 24/365 "billboard" that promotes the business inside. But a new business owner has many expenses associated with simply opening their doors. Taylor Main Street's Signage Grant has been used a number of times to help offset some of the costs associated with small business ownership and quality signage. A reimbursement of $1,500 for a $3,000 sign is great, but if we want to see a return to higher quality signage, such as traditional neon, the grant should be increased.

An Austin-Area neon sign manufacturer cited that his work for small businesses costs on average between $4,500 and $6,000 installed. Staff suggest that we seek Council approval to increase the reimbursement level from $1,500 to $3,000. Realistically, some businesses will continue to choose inexpensive vinyl lettering as their signage medium. But when new businesses want to up their game to high-quality hand painted signs or custom neon signs, Taylor Main Street would be able to provide grants that encourage such expenditures due to the increased reimbursement level.