

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING**  
**LOCATION**  
**FEBRUARY 19, 2025, 5:00 PM**

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Review and approve the minutes from the January 15, 2025

IV. REGULAR AGENDA - NEW BUSINESS

2. Receive the TIRZ #1 Annual Report for FY 2024 (ending September 30, 2024) *Ruby Fisher*
3. Take potential action on recommendation of Facade Improvement Grant submitted by Ricardo Zuniga at 211 N Main Street

V. REGULAR AGENDA - CONTINUING BUSINESS

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: Ruby Fisher Date: 02.14.2025  
Ruby Fisher, Special Events Coordinator

## **MINUTES**

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### **CITY OF TAYLOR, TEXAS**

#### **TIF #1 ADVISORY BOARD MEETING**

City Hall Conference Room 400 Porter Street, Taylor, Texas 76574

JANUARY 15, 2025 – 5:00 PM

#### **MEMBERS PRESENT**

Doug Moss  
Ruth Rivera  
Jeff Snyder  
Curie Humphreys  
Alyse Mervosh  
John McRae

#### **MEMBERS ABSENT**

Jennifer Lopez  
Ed Komandosky  
Jina Self

#### **OTHERS PRESENT**

Jan Harris, City Liaison  
Carly Pearson  
Shane Newell  
Chuck Farr  
Jason Simank

#### **I. CALL TO ORDER AND DECLARE A QUORUM**

A quorum was declared, and the meeting was called to order at 5:02 pm.

#### **II. PUBLIC COMMENT**

#### **III. REVIEW / DISCUSS AND CONSIDER ACTION ON THE FOLLOWING:**

1. Review and approve the minutes of the December 18, 2024, meeting.
  - A motion was made by Ruth Rivera to approve the minute, the motion was seconded by Alyse Mervosh and supported unanimously.

#### **IV. REGULAR AGENDA - NEW BUSINESS:**

2. Receive information, discuss, and make a determination regarding a Façade Improvement Grant Application submitted by Jason Simank for 108 E. 2<sup>nd</sup> St.
  - A motion was made to approve the grant request to the amount of \$12,892.00 by Curie Humphreys and seconded by Ruth Rivera. The motion was supported unanimously.

#### **V. REGULAR AGENDA - CONTINUING BUSINESS:**

#### **VI. ADJOURN**

3. A motion was made to adjourn the meeting by Ruth Rivera and seconded by Jeff Snyder. The motion was unanimously supported and adjourned at 5:20 pm.

# Taylor Tax Increment Reinvestment Zone District #1

## ***ANNUAL REPORT***

For Fiscal Year Ending September 30, 2024

Prepared by:  
Development Services Department  
The City of Taylor, Texas  
[www.taylortx.gov](http://www.taylortx.gov)  
512-352-5990

#### Legislative Requirements.

Section 311.016 of the Texas Tax Code Requires that prior to the 150<sup>th</sup> day following the last day of the City's fiscal year, the City must prepare and submit a report on the status of the Zone to the chief executive officer of each taxing entity that levies taxes in the Zone.

#### Distribution.

In accordance with this section the report will be distributed to:

City Manager of the City of Taylor,  
Superintendent of the Taylor Independent School District,  
Williamson County Judge  
Texas Attorney General's Office  
Texas Comptroller's Office

Extra copies will be provided to:

Taylor Economic Development Corporation,  
Chamber of Commerce,  
Taylor Daily Press.

Finally, the report will also be posted on the City's website.

#### Local legislative History of the District.

The Taylor Tax Increment Reinvestment Zone (TIRZ) District #1 was created by Ordinance 2005-9 on June 28, 2005. The Interlocal Agreement with Williamson County was finalized by the County Commissioners on October 25, 2005. The base year for the TIRZ District is January 1, 2005.

#### Geography and Map of the zone.

The zone consists of 128 acres. It is generally located in Taylor's Downtown area. However, approximately 40 percent of the district is south of the Union Pacific Railroad.

A map of the District is attached as exhibit "A".

#### Governance.

The Taylor TIRZ District #1 is governed by an Advisory Board and the City Council. The Advisory Board consists of the Main Street Advisory Board and an appointee from both the Taylor Independent School District and the County.

The TIRZ District #1 Advisory Board is responsible for reviewing information and providing recommendations to the City Council.

#### Financial Data.

Section 311.016 of the Texas Tax Code requires that the following information be provided to each taxing unit that collects taxes in the District:

1. The amount and source of revenues in the TIRZ fund. Please see Exhibit "B" for a breakdown of TIRZ revenues for this reporting period. The **FY 2024 TIRZ revenues** were:  
\$ 1,029,329.07
2. **Total revenue** to the TIRZ fund #1 since its inception in 2005 is:

|                 |                   |
|-----------------|-------------------|
| City and County | = \$ 4,571,236.61 |
| Interest        | = \$ 113,088.18   |
| Total           | = \$ 4,684,324.79 |

3. The amount and purpose of expenditures from the TIRZ Fund. Please see Exhibit "B" for a breakdown of expenditures for this reporting period. The **FY 2024 TIRZ expenditures** were:  
\$ 735,852.82
4. **Total expenditures** since the inception of TIRZ Fund #1 is:  
\$ 3,893,556.82
5. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness reported in FY 2024.
6. The tax increment base and current captured appraised value retained by the zone.

|                                                |                |
|------------------------------------------------|----------------|
| The tax increment base in January 1, 2005 was: | \$ 24,550,177  |
| The 2024 taxable value was:                    | \$ 118,294,700 |
| The 2024 captured appraised value was:         | \$ 142,844,877 |
7. The change in taxable value between FY2023 and FY2024 was \$ 61,423,913.
8. The captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Tax Increment Financing Plan adopted by the City Council. No activity to report during this period.
9. The fund balance of the TIRZ fund as of September 30, 2024 was \$865,941.76

Questions regarding this report should be directed to:

Lydia Collins  
Deputy Chief Financial Office  
400 Porter Street  
Taylor Texas 76574  
<mailto:lydia.collins@taylortx.gov>  
512-309-6169

Exhibit "A"

Exhibit "B"

Taylor TIRZ Fund #1  
2023 Financial Report: October 1, 2023--September 30, 2024

Beginning Fund Balance \$410,833.07

REVENUE

City TIRZ Payment \$574,976.39

County TIRZ Payment \$341,203.58

Interest \$ 45,570.28

Total Revenues \$961,750.25

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Total Available Revenue \$1,372,583.32

|                                                                         |                |
|-------------------------------------------------------------------------|----------------|
| Approved projects funded in fiscal year 2023-24:                        |                |
| Heritage Park Debt Service Contribution                                 | \$338,600.00   |
| Transfer to General Fund for overcollection                             | \$22,632.00    |
| Façade Grants (Transfer to Main Street Fund)                            | \$77,058.81    |
| Administrative Expenses                                                 | \$13,937.41    |
| Total Expenditures                                                      | \$408,719.41   |
|                                                                         |                |
| Ending Fund Balance                                                     | \$554,216.72   |
|                                                                         |                |
| Encumbered funds:                                                       |                |
| Downtown Master Plan Implementation –<br>Heritage Park (FY 2024 – 2030) | \$2,381,990.00 |
|                                                                         |                |



## City Council Meeting February 19, 2025 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality  
Quality of Life

**Agenda Item Number:** 4.

**Agenda Title:** Review and take possible action on Facade Improvement Grant Application for 211 N Main Street

**Council Action to be Taken:** Review and take possible action on Facade Improvement Grant Application for 211 N Main Street

**Department Submitted:** Main Street

**Staff Contact:** Ruby Fisher, Special Events Coordinator

### 1. PURPOSE / DESCRIPTION

Review and take possible action on Facade Improvement Grant Application for 211 N Main Street

### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This Facade Improvement Grant Application was submitted on January 31, 2025 by building owner Ricardo Zuniga. The grant application does exceed the amount of funding left in the budget line for FY25, but there is precedence of requesting an adjustment to the budget line to accommodation additional grants within a fiscal year. This application includes replacement of front-facing glazing and painting of all exterior walls. A recommendation was made by the Texas Historic Commission for this work and is included in the packet.

### 3. PROS and CONS

| <u>PROS</u>                                                                                                                        | <u>CONS</u>                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Improve External Door for Customer and Tennant safety</li><li>• Improve exterior</li></ul> | <ul style="list-style-type: none"><li>• Covers public art</li><li>• Paints unpainted brick</li><li>• Does not support historic restoration efforts</li></ul> |

|                          |
|--------------------------|
| <b>4. RECOMMENDATION</b> |
|--------------------------|

Currently, staff would not recommend supporting this grant

|                          |
|--------------------------|
| <b>5. FUNDING SOURCE</b> |
|--------------------------|

TIF#1

|                    |
|--------------------|
| <b>6. TIMELINE</b> |
|--------------------|

Completed within 1 year of MSAB recommendation

|                         |
|-------------------------|
| <b>7. OTHER OPTIONS</b> |
|-------------------------|

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

1. 02.13.2025 - 211 N Main Facade Grant Packet
2. 211 N Main Facade Design Recommendations from Texas Historic Commission

## 211 NORTH MAIN STREET | TAYLOR, TEXAS

Main Street Manager, Jan Harris, reached out to the design team for assistance with the front façade of the building located at 211 North Main Street. Recommendations for a color scheme that is welcoming and in character with the district was requested.



Current Front Façade.

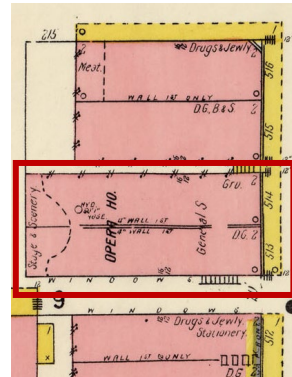


Photo (Circa 1998).

## ANALYSIS

Historical records such as maps and photos help the Design Team learn more about the history of buildings. Sanborn Fire Insurance Maps were created from the late 1800s to the mid-1900s to determine fire insurance liability in urbanized areas across the US. These maps include detailed information about a building, including the number of stories, openings, construction materials, unique features, and occupancy details.

The building is visible on the last Sanborn map that we have on record from 1931. From past Sanborn maps, we know the site was, for several years, a 2-story building and home to an Opera House. In the historic photos below, we see a period when the building had an exposed brick façade along with transom windows and a fabric awning. A recessed entrance on at least one side of the building and some details on the dividing columns and above the transom windows are also visible. Main Street Manager indicated two dates of significant alterations, the first around 1998 and the 2<sup>nd</sup> in more recent years. A photo that the design team found from 1998 (above) shows a slightly different bulkhead that was probably altered during the 2<sup>nd</sup> round of recent significant alteration.



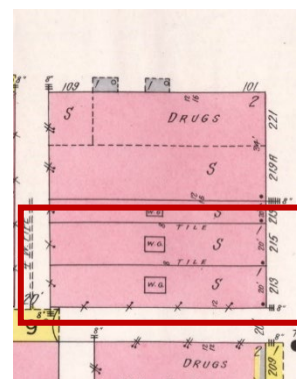
Sanborn (1904).



Historic photo (Circa 1950).



Historic photo (Circa 1950).



Sanborn (1931).

## 211 NORTH MAIN STREET | TAYLOR, TEXAS

### DESIGN RECOMMENDATIONS



- A best practice design recommendation for front façades is a 2-3 color palette. A base color and one or two complementary colors for details and frames.
- In this option we are using a neutral color for the base and a darker color to highlight some areas like the bulkhead, and where transom windows used to exist and a linear detail at the top of the façade.
- If the property owner is interested, interior exploration could determine if historic material still exists behind the stucco cover. We recommend trying to look above the drop ceiling in the direction of the front façade. Often, transom window frames were kept in place as part of the renovation and were visible from the interior of the building. Additionally, the section above the transom windows might still have the historic brick and maybe even some of the details seen in the historic photos. If historical material is still present and in repairable condition, exposing it is also an alternative that will enhance the character of the building, the interior spaces, and the district.

## 211 NORTH MAIN STREET | TAYLOR, TEXAS

### DESIGN RECOMMENDATIONS



- A best practice design recommendation for front façades is a 2-3 color palette. A base color and one or two complementary colors for details and frames.
- In this option, trim can be added as a nod to where transom windows used to exist.
- We are using a neutral color for the base and a darker color to highlight the bulkhead area. A brighter color is used on the trim where transom windows used to exist and on a linear detail at the top of the façade. The darker color is used as a small linear detail at the top of the “transom window area” to help balance the overall façade.
- If the property owner is interested, interior exploration could determine if historic material still exists behind the stucco cover. We recommend trying to look above the drop ceiling in the direction of the front façade. Often, transom window frames were kept in place as part of the renovation and were visible from the interior of the building. Additionally, the section above the transom windows might still have the historic brick and maybe even some of the details seen in the historic photos. If historical material is still present and in repairable condition, exposing it is also an alternative that will enhance the character of the building, the interior spaces, and the district.

**211 NORTH MAIN STREET | TAYLOR, TEXAS****NOT FOR REGULATORY APPROVAL**

The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with business and property owners to provide designs that meet their objectives while still respecting the historic building and context. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria. In the case of an existing structure, prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances and remain subject to all applicable regulatory review by building officials having jurisdiction.

In addition, Texas Main Street Staff highly recommends working with an architect, engineer, and other professionals to complete most projects. They can manage the project and work through the complexities of code requirements and constraints of an existing building or new construction. If questions arise or additional designs are needed, please contact your local Main Street Manager for assistance. Please note that the designs and recommendations provided do not guarantee approval for the tax credit application, if applicable. Conceptual designs included in this document do not constitute regulatory approval of any kind including but not limited to the local building permit, development process and Texas Accessibility Standards as applicable.

CONSULTING INFORMATION WITH ASSISTANCE FROM **JAMIE CRAWLEY, AIA, NCARB, LEED AP BD+C**, MAIN STREET ARCHITECT HAS BEEN PREPARED BY:

**MALENA MAIZ**

Texas Main Street Project Design Specialist  
Community Heritage Development Division  
PO Box 12276 Austin, Texas 78711-2276  
P: (512)463-9129

[thc.texas.gov](http://thc.texas.gov)





## TAYLOR MAIN STREET Façade Improvement Grant (FIG) Program Application

We are delighted you are considering improving your building in historic downtown Taylor. Downtown Taylor is the heart of our city, and it beats with life and vibrancy. The buildings are a large part of what gives downtown the charm and character people enjoy. One of the goals of the Main Street Advisory Board is to help building owners maintain, improve, and rehabilitate their buildings. This Façade Improvement Grant is funded by downtown Taylor's TIF (Tax Increment Financing) District #1. Thoughtful and quality renovation projects ensure that renovated properties will continue to contribute to the excellent building stock that is in downtown Taylor.

If you are planning a large-scale renovation project for your property beyond paint or awning/canopy repair/replacement, we also encourage you to discuss with the Main Street Manager the potential use of Texas Historic Tax Credits and the National Park Service Tax Credits. A large portion of downtown Taylor is listed as a National Register Historic District, and this automatically qualifies most buildings within it to be qualified for these tax credits. The tax credits are substantial (25% for the State and 20% for the Federal based on construction costs) and can greatly assist you in the improvement and transformation of your building.

This is a program of the Main Street Advisory Board (of which members are appointed by the Taylor City Council) and administered by the Taylor Main Street Manager, Jan Harris. Funding for this program is provided by the downtown Tax Increment Financing (TIF) District #1.

Should you have any questions as you complete this application, please contact the Main Street Manager (Jan Harris) at 512-352-3463 or [jan.harris@taylortx.gov](mailto:jan.harris@taylortx.gov). Please return the completed application with requested attachments and signatures to the Main Street office at Taylor City Hall.



Applicant Name:

Date:

Business Name:

Mailing Address:

Phone:

Email:

Building Owner:

Contact Phone:

Email:

Project Site/Address:

**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              | \$ _____ |
| 9. Other: _____                                        | \$ _____ |
| 10. Other: _____                                       | \$ _____ |
| 11. Other: _____                                       | \$ _____ |

**TOTAL ESTIMATED COSTS:**

\$ \_\_\_\_\_

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

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**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:** \$ \_\_\_\_\_

**TOTAL GRANT REQUEST:** \$ \_\_\_\_\_

*(Maximum grant reimbursement is 50% of the total project not to exceed \$25,000 – for example: a \$50,000 project = a \$25,000 reimbursement grant; a \$20,000 project = a \$10,000 reimbursement grant; a \$100,000 project = a \$25,000 reimbursement grant)*

**LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS** (Please attach original proposals from contractors. The proposals must be from the past 30 days and on the contracting company's letterhead.):

1. \_\_\_\_\_
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 money 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.

\_\_\_\_\_ I hereby certify that all permits and licenses required by the City of Taylor for the work described herein have been or are in the process of being obtained.

\_\_\_\_\_ I understand that renovation work must begin within sixty (60) days from the date the grant application was approved and that the project must be completed within one hundred (100) days from the date the grant was awarded.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

If the applicant is not the building owner, the following signed statement of approval must be provided by the building owner:

OWNER APPROVAL FOR TENANT APPLICANT:

I, (please print clearly) \_\_\_\_\_, owner of the building at \_\_\_\_\_, give my consent to the applicant to go forward with the façade work on the building as outlined in the Scope of Work section of this application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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(For official use only)

Date FIG Packet was received: \_\_\_\_\_

Is the FIG Packet complete: YES NO

Date FIG Packet was considered by the MSAB: \_\_\_\_\_

Results of MSAB's consideration:

\_\_\_\_\_

Main Street Manager's Signature: \_\_\_\_\_

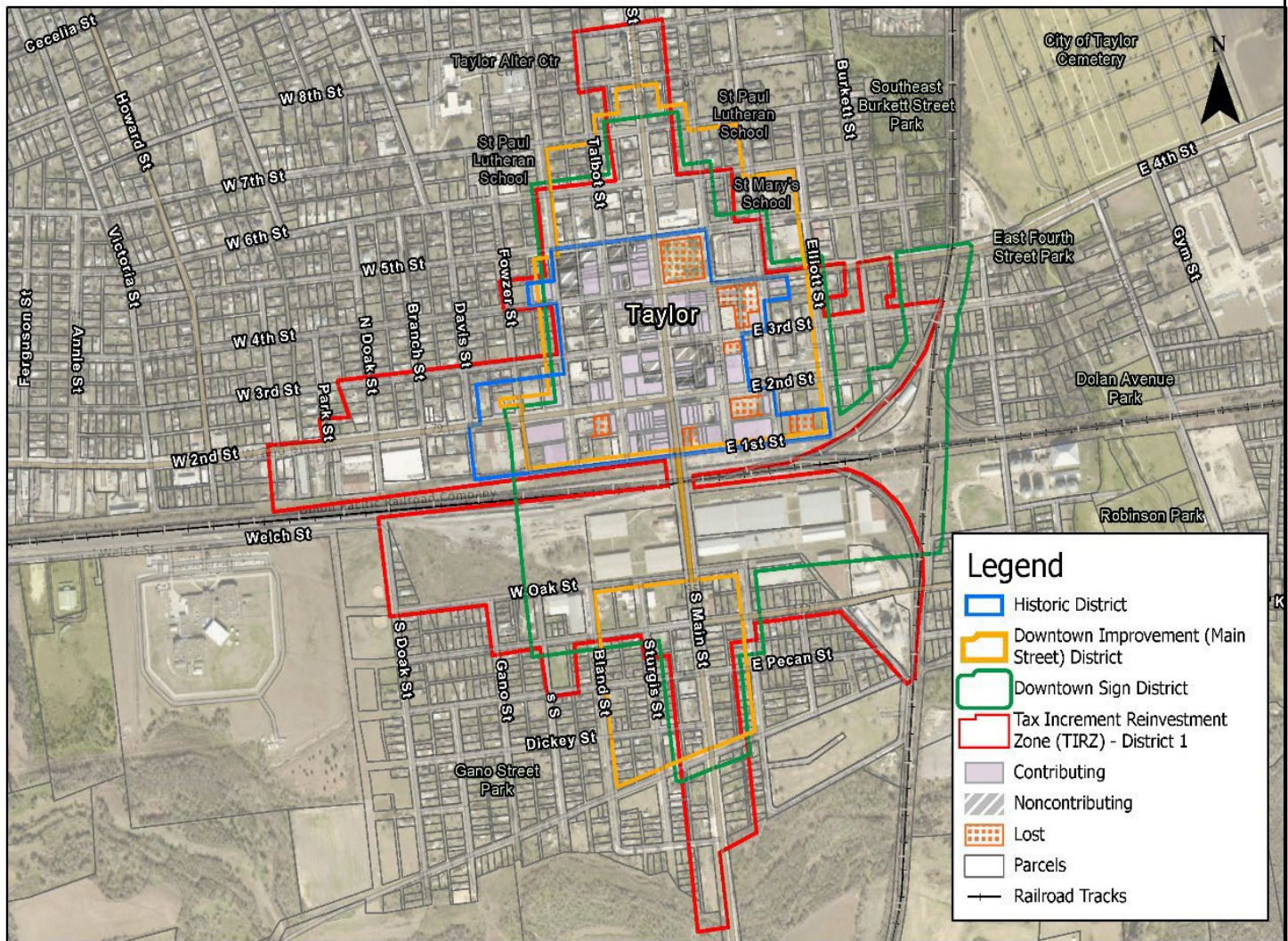
Date: \_\_\_\_\_

MSAB Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## FAÇADE IMPROVEMENT GRANT REQUIREMENTS:

1. Projects must be located in the Taylor Downtown Improvement District (within the gold lines):



**Downtown Districts**  
City of Taylor, Texas



2. Applicants must be current in their payment of city utilities and local property taxes (city, county, and TISD).
3. If work begins on project before the Main Street Advisory Board has considered the application and voted on the grant, the project becomes ineligible to receive a reimbursement grant.
4. Reimbursement will be made after the completion of the work specified in the application and upon evidence of paid receipts.

5. Legal disclaimer: The City of Taylor accepts no liability for the quality or future maintenance of the project work.
6. The Applicant is required to obtain all City permits and City approval is required for the construction if a grant is awarded.
7. Contractors must be licensed and registered with the City of Taylor.
8. All Façade Improvement Grant applications will be reviewed using the Secretary of the Interior's 10 Standards for Rehabilitation (see Appendix A) to ensure that rehabilitation work is consistent with the historic character of the structure or the district in which it is located. These standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Ask the Main Street Manager questions if you want to better understand what these are about.

**Secretary of the Interior's 10 Standards for Rehabilitation**  
(see Appendix A)

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. They offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, the Standards and Guidelines provide a framework and guidance for decision-making about work or change to a historic property.

These standards can also be found at <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm> for more in-depth information. You may also choose to speak with an architect who focuses on the preservation of historic structures for guidance. The Main Street Manager can assist you with this process.

9. Applicants receiving approval from the Main Street Advisory Board (MSAB) shall begin the renovation described within the Application within sixty (60) days from the date the grant is awarded by the MSAB, or in a case reviewed by the City Council, from the date the awarded is granted by the Taylor City Council. All Applicants must complete the construction described within the Application within one (1) year from the date the grant is approved by the MSAB or the Taylor City Council when reviewed by the Taylor City Council. If the Applicant is unable to start construction within sixty (60) days from the date the grant is approved or complete construction within one (1) year from the date the award approval is granted, the Applicant can submit a written extension for the commencement date, or the completion date PROVIDED the request is made prior to the sixty (60) day or one (1) year time limit. The Main Street Advisory Board shall not be obligated to allow extensions but may be granted for good cause determined solely by the MSAB.

10. The Applicant, by submission of this Application, represents the construction described within the Application shall be used in a building which complies with the codes and ordinances pertaining to the construction.
11. No Applicant shall be entitled to receive grant approval if requested within three (3) years from the date a previous grant was awarded either by the Taylor Main Street Advisory Board or the Taylor City Council.
12. An Applicant is strongly advised to attend the Main Street Advisory Board meetings which consider the Application or when requested to do so by the MSAB. Failure to attend a Main Street Advisory Board meeting may result in the grant application being tabled until a later meeting if the board has questions regarding the information included in the grant request.
13. Any application rejected by the Main Street Advisory Board shall be entitled to review by the Taylor City Council. The Applicant shall submit a written request for review to the City Manager no later than ten (10) days from the date the Application was denied by the MSAB. The request for review by the Taylor City Council should state the reasons why the Applicant believes the Application was improperly rejected by the MSAB and the reasons why the Applicant believes the Application should be approved. The written review request shall be furnished by the City Manager to the Chairperson of the MSAB. The Chairperson shall, within ten (10) days of the receipt of the Applicant's written request from the City Manager, furnish to the City Manager the MSAB reasons for refusing the Application and shall state reasons why the Application should not be approved by the Taylor City Council. A review by the Taylor City Council will be scheduled within the time constraints and business issues of the Taylor City Council, but in no event later than sixty (60) days from the date of the written request for review is received by the City Manager. The City Council shall review the Application and consider the action taken by the MSAB regarding the Application. The Taylor City Council shall not be required to reverse the MSAB unless the Taylor City Council determines the MSAB did not act in substantial compliance with the Application request.

**Please send completed application packets to:**

Taylor Main Street  
 Jan Harris, Main Street Manager  
 400 Porter Street  
 Taylor, Texas 76574  
 512-352-3463  
[jan.harris@taylortx.gov](mailto:jan.harris@taylortx.gov)

## **APPENDIX A**

### **SECRETARY OF INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES**

REHABILITATION IS DEFINED as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**Complete Glass & Aluminum Fronts • Sales & Service**

1604 West Second Street, P.O. Box 803

TAYLOR, TEXAS 76574

**Taylor: (512) 352-7618 • Austin: (512) 365-2016 • FAX: (512) 352-9243**

|                                             |               |                                               |                          |
|---------------------------------------------|---------------|-----------------------------------------------|--------------------------|
| PROPOSAL SUBMITTED TO<br><b>Rick Zuniga</b> |               | PHONE<br><b>512-626-5639</b>                  | DATE<br><b>1/16/2025</b> |
| STREET                                      |               | JOB NAME<br><b>211 N. Main</b>                |                          |
| CITY, STATE AND ZIP CODE                    |               | JOB LOCATION<br><b>211 N. Main</b>            |                          |
| ARCHITECT                                   | DATE OF PLANS | CITY, STATE AND ZIP CODE<br><b>Taylor, TX</b> | JOB PHONE                |

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:**

1. Furnish and Install *Oldcastle BE* 2" x 4 1/2", FG 3000 **thermal** multi-plane, center set storefront system with manufacturers standard extruded sub sills all with a clear anodized finish.
2. *Oldcastle BE* Aluminum narrow stile non-thermal swing doors, 1 pair (6' x 7') door with 10" bottom rails, glazed with 1/4" grey tempered vision glass all with a clear anodized finish, including manufacturers standard hardware: offset push/ pull handle, cylinder, threshold, sweep, surface mounted closer, and pivot set.
3. Guardian SN 68 grey over clear 1" insulated vision glass.
4. Exterior and interior perimeter sealants.
5. Field measuring
6. Shop drawings
7. Labor to demo and install new storefront system.

**For the Sum of.....\$21,150.00 (Tax Included)**  
**Dark Bronze anodized frames add the Sum of.....\$660.00 (Tax Included)**  
**Black anodized frames add the Sum of.....\$1,130.00 (Tax Included)**  
**Clear insulated glass deduct the Sum of.....\$930.00 (Tax Included)**

We Exclude:

\* Bond of Any Type \* Final Cleaning and Protection of Installed materials \* Interior Perimeter Sealant at Gyp Board Return and Finished Sill \* Break metal  
 \* Damage to existing material \* Flashing of all types \* Final keying and coring by others \* Door hardware not listed above \* Electrified door hardware \*Testing

**According to Floyd's Glass Company's understanding of the new Texas energy code,  
 we inform you that this specified glass system may not meet that code.  
 Since the Energy Code involves the entire building envelope, Floyd's Glass  
 Company cannot warrant that this glass meets that code.  
 \*\* SUBJECT TO A MUTUALLY AGREEABLE CONTRACT \*\***

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

\*\*\*\*\* **SEE ABOVE** \*\*\*\*\* Dollars(\$\_\_\_\_\_).

Payment to be made as follows:

**PAYMENT TERMS ON THE ABOVE PROPOSAL IS 50% DOWN PRIOR TO THE START AND BALANCE DUE BEFORE  
 COMPLETION, OR IN FULL BY CREDIT CARD OVER THE PHONE BEFORE PROJECT IS COMPLETED.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or derivation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature by: *Dustin Hanners*  
**Dustin Hanners- Estimator / Project Manager**

Notes: This proposal may be  
 Withdrawn by us if not accepted within **30** days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

# O.J CONSTRUCTION

## Painting Proposal

**Date:** 1/20/2025

**Project Address:** 211 North Main Street, Taylor, TX

### Scope of Work:

The scope of work includes the preparation and painting of the exterior of the building, which consists of both stucco and brick surfaces. The primary goal is to update the appearance of the building using an off-white base color with dark accent tones, ensuring a refined and modern aesthetic.

### 1. Surface Preparation:

- **Stucco Surfaces:**
  - Pressure wash all stucco surfaces to remove dirt, grime, and any loose paint.
  - Scrape and sand any peeling paint, ensuring smooth surfaces for optimal paint adhesion.
  - Patch any minor cracks or imperfections in the stucco with appropriate filler.
- **Brick Surfaces:**
  - Pressure wash all brick areas to ensure they are free from dust, dirt, and mildew.
  - Apply masonry cleaner to any stains or buildup.
  - Mask off windows, doors, and other areas not to be painted.

### 2. Primer Application:

- **Stucco:** Apply a high-quality exterior acrylic primer to ensure proper adhesion and long-lasting results.
- **Brick:** Apply a masonry primer suitable for brick to improve paint bonding and enhance durability.

### 3. Paint Application:

- **Main Stucco Walls:**
  - **Color:** Soft Off-White (e.g., Sherwin Williams *Alabaster* or Benjamin Moore *Simply White*)
  - **Finish:** Matte or Eggshell
  - Apply two coats of high-quality exterior acrylic paint to stucco surfaces.

- **Brick Accents:**
  - **Color:** Deep Charcoal or Slate Gray (e.g., Sherwin Williams *Urbane Bronze* or Benjamin Moore *Kendall Charcoal*)
  - **Finish:** Satin or Semi-Gloss
  - Apply two coats of high-quality masonry paint to all exposed brick accents.
- **Trim (Windows, Doors, etc.):**
  - **Color:** Dark Charcoal or Dark Taupe (matching or complementing the brick accents)
  - **Finish:** Semi-Gloss or Gloss
  - Apply two coats of durable exterior paint to all trim, windows, doors, and architectural details.

#### **4. Additional Work (if applicable):**

- Touch-up work for any areas requiring attention post-painting.
- Clean-up of all paint-related debris, and removal of masking and coverings.

#### **Materials:**

- High-quality exterior acrylic paints from reputable brands such as Sherwin Williams, Benjamin Moore, or similar.
- Professional-grade primers designed for stucco and masonry surfaces.
- All materials will be selected to ensure maximum durability against the Texas climate (including sun exposure and occasional storms).

#### **Timeline:**

- Estimated duration of the project: 14 days (depending on weather conditions and project size).

#### **Cost Estimate:**

- **Labor & Materials:** \$ 9,500
  - This price includes all labor, materials, equipment, and cleanup. The final cost will be determined based on a final site inspection and measurement.

#### **Warranty:**

- We offer a **2-year warranty** on all workmanship and a **5-year warranty** on the paint job, ensuring that your building maintains its fresh look for years to come.

#### **Payment Terms:**

- A 50% deposit is due at the start of the project.
- The remaining balance is due upon completion of the job to your satisfaction.

**Contractor Notes:**

- Weather conditions, such as excessive rain or extreme temperatures, may affect the schedule.
- The building will be fully accessible during working hours, and areas not to be painted will be properly masked and protected.
- Any unexpected repairs or additional work will be discussed and approved before proceeding.

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Please let us know if you have any questions or would like to proceed with this proposal. We look forward to working with you to bring a fresh, professional look to your building at 211 North Main Street, Taylor, TX!

Best regards,

**Olvin Cardona**  
**254-316-2353**  
**OJ CONSTRUCTION**



681347  
279251



POTTERS  
ALLEY

FDC

SPACE  
AVAILABLE  
TIERRA GRANDE  
REAL ESTATE  
JULIE DOWNS  
512.497.3967

THE

**From:** [Ricardo Zuniga](#)  
**To:** [Ruby Fisher](#)  
**Subject:** Re: MAIN STREET IMPROVEMENT GRANT  
**Date:** Friday, January 31, 2025 12:09:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Caution! This message was sent from outside your organization.

Hi Ruby!

It was great brainstorming ideas for Potter's Alley!

Here are my responses to your questions:

- a. Are you planning on painting unpainted brick? YES, UNLESS UNPAINTED BRICK CAN BE PART OF MURAL DESIGN
- b. What color is being used? BENJAMIN MOORE WHITE DOVE OR SIMILAR
- c. What type of paint is being used? HIGH QUALITY EXTERIOR PAINT MADE FOR BRICK SURFACE S
- d. Are you planning on covering the murals of Potter's Alley? NOT UNTIL A NEW COHESIVE MURAL DESIGN IS CHOSEN

Hope you have a great weekend!

Regards,

On Fri, Jan 31, 2025 at 9:33 AM Ruby Fisher <[ruby.fisher@taylortx.gov](mailto:ruby.fisher@taylortx.gov)> wrote:

Howdy Ricardo!

Just a couple of questions:

1. Could you provide clarification on the scope of the painting – I know we discussed it, but for the board it needs to be clarified?
  - a. Are you planning on painting unpainted brick?
  - b. What color is being used?
  - c. What type of paint is being used?
  - d. Are you planning on covering the murals of Potter's Alley?
2. Typically, grant requests included multiple bids for the projects – so this would include more than one quote for the paint work and the window replacement, it is not outlined as required in the grant application but is encouraged

I will work on getting some folks out to provide bids for the lighting in Potter's Alley – would you like me to coordinate with Jenn on getting into the building?

Thank you again and see you at 11!



**Ruby Fisher**  
Special Event Coordinator, City of Taylor

📞 512.309.6185 📱 737.710.2276

✉ [ruby.fisher@taylortx.gov](mailto:ruby.fisher@taylortx.gov) 📍 400 Porter St. Taylor, TX 76574

🕒 All applications must be submitted by 3:00pm in order to guarantee next business day service.

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**From:** Ricardo Zuniga <[rjzuniga@gmail.com](mailto:rjzuniga@gmail.com)>  
**Sent:** Thursday, January 30, 2025 3:54 PM  
**To:** Ruby Fisher <[ruby.fisher@taylor.tx.gov](mailto:ruby.fisher@taylor.tx.gov)>  
**Subject:** MAIN STREET IMPROVEMENT GRANT

Caution! This message was sent from outside your organization.





Hello Ruby,

Thanks for meeting me today to discuss the grant.

I think that adding the lights to Potter's Alley is a great idea!

As I mentioned, I am happy to provide power from my building for the type of lighting that you're suggesting, however, I wouldn't have a proposal of costs in a timely manner to meet the deadline for the February meeting. Is that something that you could possibly help with as you already have proposals on hand for the lighting project?

Attached you will find the following:

- \* Taylor Facade Improvement Grant

- \*Floyd's Glass Proposal

- \*OJ Construction Proposal

- \*Texas Historical Commision Design Report

Please let me know if I've left anything out, otherwise I'd like to present this project for the next meeting on February 19, 2025.

Thank you and regards

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Ricardo Zuniga

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Ricardo Zuniga