

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING**  
**CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574**  
**SEPTEMBER 17, 2025, 5:00 PM**

- I. CALL TO ORDER AND DECLARE A QUORUM
- II. CITIZEN COMMUNICATION
- III. CONSENT AGENDA
  - 1. Review and approve the minutes of the February 19, 2025 meeting
  - 2. Review and approve the 119 - TIF NO. 1 (DOWNTOWN) fund
- IV. REGULAR AGENDA - NEW BUSINESS
  - 3. Introduction of and discussion with the Director of Downtown and Tourism - Sean Johnson
- 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 three business days before the scheduled date of said meeting.

Posted by: Ruby Fisher Date: September 11, 2025  
Special Events Coordinator, Main Street

# MINUTES

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## CITY OF TAYLOR, TEXAS

### TIF #1 ADVISORY BOARD MEETING

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

February 19, 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

Ruby Fisher, City Liaison  
Chuck Farr

#### 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 January 15, 2025, 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 Ricardo Zoniga at 211 N Main Street
  - A motion was made to deny the façade grant by John McRae, and seconded by Jeff Snyder. The motion was supported unanimously.

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

#### VI. ADJOURN

3. A motion was made to adjourn the meeting by Curie Humphreys and seconded by John McRae. The motion was unanimously supported and adjourned at 5:23 pm.

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: september 11, 2025

119-TIF NO.1 (DOWNTOWN)  
 FINANCIAL SUMMARY

| ACCT #                        | ACCOUNT NAME | ANNUAL<br>BUDGET    | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL     | % OF<br>BUDGET | Y-T-D<br>ENCUMB.     | BUDGET<br>BALANCE    |
|-------------------------------|--------------|---------------------|-------------------|---------------------|----------------|----------------------|----------------------|
| <u>REVENUE SUMMARY</u>        |              |                     |                   |                     |                |                      |                      |
| 310-TAXES                     |              | 620,000.00          | 0.00              | 619,031.78          | 99.84          | 0.00                 | 968.22               |
| 330-INTERGOVERNMENTAL REV     |              | 410,585.00          | 410,584.35        | 410,584.35          | 100.00         | 0.00                 | 0.65                 |
| 430-USE OF MONEY AND PROP     |              | 10,000.00           | 4,164.94          | 27,759.68           | 277.60         | 0.00                 | ( 17,759.68)         |
| 450-INTERFUND OPERATING T     |              | <u>0.00</u>         | <u>0.00</u>       | <u>0.00</u>         | <u>0.00</u>    | <u>0.00</u>          | <u>0.00</u>          |
| *** TOTAL REVENUES ***        |              | <u>1,040,585.00</u> | <u>414,749.29</u> | <u>1,057,375.81</u> | <u>101.61</u>  | <u>0.00</u>          | <u>( 16,790.81)</u>  |
| <u>EXPENDITURE SUMMARY</u>    |              |                     |                   |                     |                |                      |                      |
| 520-TIF NO. 1 ADMINISTRAT     |              | <u>831,372.00</u>   | <u>128,263.75</u> | <u>604,137.98</u>   | <u>84.97</u>   | <u>102,243.00</u>    | <u>124,991.02</u>    |
| *** TOTAL EXPENDITURES ***    |              | <u>831,372.00</u>   | <u>128,263.75</u> | <u>604,137.98</u>   | <u>84.97</u>   | <u>102,243.00</u>    | <u>124,991.02</u>    |
| *** TOTAL PROFIT / (LOSS) *** |              | <u>209,213.00</u>   | <u>286,485.54</u> | <u>453,237.83</u>   | <u>167.77</u>  | <u>( 102,243.00)</u> | <u>( 141,781.83)</u> |

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: september 11, 2025

119-TIF NO.1 (DOWNTOWN)  
 REVENUES

| ACCT #                                | ACCOUNT NAME                 | ANNUAL<br>BUDGET    | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL     | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE   |
|---------------------------------------|------------------------------|---------------------|-------------------|---------------------|----------------|------------------|---------------------|
| <u>310-TAXES</u>                      |                              |                     |                   |                     |                |                  |                     |
| 310-111                               | CURRENT PROPERTY TAXES       | <u>620,000.00</u>   | <u>0.00</u>       | <u>619,031.78</u>   | <u>99.84</u>   | <u>0.00</u>      | <u>968.22</u>       |
|                                       | ** REVENUE CATEGORY TOTAL ** | 620,000.00          | 0.00              | 619,031.78          | 99.84          | 0.00             | 968.22              |
| <u>330-INTERGOVERNMENTAL REVENUES</u> |                              |                     |                   |                     |                |                  |                     |
| 330-242                               | TIF-WILLIAMSON COUNTY        | <u>410,585.00</u>   | <u>410,584.35</u> | <u>410,584.35</u>   | <u>100.00</u>  | <u>0.00</u>      | <u>0.65</u>         |
|                                       | ** REVENUE CATEGORY TOTAL ** | 410,585.00          | 410,584.35        | 410,584.35          | 100.00         | 0.00             | 0.65                |
| <u>430-USE OF MONEY AND PROPERTY</u>  |                              |                     |                   |                     |                |                  |                     |
| 430-331                               | INTEREST INCOME              | 10,000.00           | 4,164.94          | 26,959.68           | 269.60         | 0.00             | ( 16,959.68)        |
| 430-334                               | MISCELLANEOUS REVENUE        | <u>0.00</u>         | <u>0.00</u>       | <u>800.00</u>       | <u>0.00</u>    | <u>0.00</u>      | <u>( 800.00)</u>    |
|                                       | ** REVENUE CATEGORY TOTAL ** | 10,000.00           | 4,164.94          | 27,759.68           | 277.60         | 0.00             | ( 17,759.68)        |
| <u>450-INTERFUND OPERATING TRANSF</u> |                              |                     |                   |                     |                |                  |                     |
| 450-370                               | INTERFUND TRANSFER IN        | <u>0.00</u>         | <u>0.00</u>       | <u>0.00</u>         | <u>0.00</u>    | <u>0.00</u>      | <u>0.00</u>         |
|                                       | ** REVENUE CATEGORY TOTAL ** | <u>0.00</u>         | <u>0.00</u>       | <u>0.00</u>         | <u>0.00</u>    | <u>0.00</u>      | <u>0.00</u>         |
| ***                                   | TOTAL REVENUES ***           | <u>1,040,585.00</u> | <u>414,749.29</u> | <u>1,057,375.81</u> | <u>101.61</u>  | <u>0.00</u>      | <u>( 16,790.81)</u> |

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: september 11, 2025

119-TIF NO.1 (DOWNTOWN)  
 520-TIF NO. 1 ADMINISTRAT  
 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 &amp; 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         | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>   | <u>0.00</u>     | <u>0.00</u>      |
|                                       | * 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        | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>   | <u>0.00</u>     | <u>0.00</u>      |
|                                       | * 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 | <u>5,000.00</u> | <u>2,840.00</u> | <u>2,840.00</u> | <u>100.00</u> | <u>2,160.00</u> | <u>0.00</u>      |
|                                       | * SUB-CATEGORY TOTAL *      | 5,000.00        | 2,840.00        | 2,840.00        | 100.00        | 2,160.00        | 0.00             |
| <u>CONTRACT SERVICES</u>              |                             |                 |                 |                 |               |                 |                  |
| 520-539                               | OTHER CONTRACT SERVICES     | <u>0.00</u>     | <u>0.00</u>     | <u>450.00</u>   | <u>0.00</u>   | <u>0.00</u>     | <u>( 450.00)</u> |
|                                       | * SUB-CATEGORY TOTAL *      | 0.00            | 0.00            | 450.00          | 0.00          | 0.00            | ( 450.00)        |
| <u>ANNUAL MAINTENANCE FEES</u>        |                             |                 |                 |                 |               |                 |                  |
| 520-542                               | MISCELLANEOUS EXPENSE       | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>     | <u>0.00</u>   | <u>0.00</u>     | <u>0.00</u>      |
|                                       | * SUB-CATEGORY TOTAL *      | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 0.00             |

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 FINANCIAL STATEMENT  
 AS OF: september 11, 2025

119-TIF NO.1 (DOWNTOWN)  
 520-TIF NO. 1 ADMINISTRAT  
 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          | 2,840.00          | 3,290.00          | 109.00       | 2,160.00          | ( 450.00)         |
| <u>700-CAPITAL OUTLAY</u>                 |                        |                   |                   |                   |              |                   |                   |
| <u>OFFICE FURNITURE/EQUIPMENT</u>         |                        |                   |                   |                   |              |                   |                   |
| 520-719                                   | OTHER CAPITAL OUTLAY   | <u>0.00</u>       | <u>0.00</u>       | <u>0.00</u>       | <u>0.00</u>  | <u>0.00</u>       | <u>0.00</u>       |
|   | * SUB-CATEGORY TOTAL * | 0.00              | 0.00              | 0.00              | 0.00         | 0.00              | 0.00              |
| <u>CAPITAL IMPROVEMENTS/ACQUISITI</u>     |                        |                   |                   |                   |              |                   |                   |
| 520-742                                   | CONSTRUCTION           | <u>0.00</u>       | <u>0.00</u>       | <u>0.00</u>       | <u>0.00</u>  | <u>0.00</u>       | <u>0.00</u>       |
|   | * 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 &amp; CONTINGENC</u> |                        |                   |                   |                   |              |                   |                   |
| <u>CONTRIBUTIONS/TRANSFERS</u>            |                        |                   |                   |                   |              |                   |                   |
| 520-813                                   | FACADE GRANTS          | 75,000.00         | 0.00              | 40,954.73         | 109.91       | 41,478.00         | ( 7,432.73)       |
| 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        | 125,423.75        | 523,877.00        | 99.53        | 0.00              | 2,495.00          |
| 520-819                                   | OTHER CONTRIBUTIONS    | <u>225,000.00</u> | <u>0.00</u>       | <u>36,016.25</u>  | <u>42.05</u> | <u>58,605.00</u>  | <u>130,378.75</u> |
|   | * SUB-CATEGORY TOTAL * | 826,372.00        | 125,423.75        | 600,847.98        | 84.82        | 100,083.00        | 125,441.02        |
| ** CATEGORY TOTAL **                      |                        | <u>826,372.00</u> | <u>125,423.75</u> | <u>600,847.98</u> | <u>84.82</u> | <u>100,083.00</u> | <u>125,441.02</u> |
| *** DEPARTMENT TOTAL ***                  |                        | 831,372.00        | 128,263.75        | 604,137.98        | 84.97        | 102,243.00        | 124,991.02        |
| *** TOTAL EXPENSES ***                    |                        | 831,372.00        | 128,263.75        | 604,137.98        | 84.97        | 102,243.00        | 124,991.02        |
| *** TOTAL PROFIT / (LOSS) ***             |                        | 209,213.00        | 286,485.54        | 453,237.83        | 167.77       | ( 102,243.00)     | ( 141,781.83)     |

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| ACCT # | ACCOUNT NAME | ANNUAL<br>BUDGET | CURRENT<br>PERIOD | Y-T-D<br>ACTUAL | % OF<br>BUDGET | Y-T-D<br>ENCUMB. | BUDGET<br>BALANCE |
|--------|--------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|
|--------|--------------|------------------|-------------------|-----------------|----------------|------------------|-------------------|

\*\*\* END OF REPORT \*\*\*