

AGENDA
CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
OCTOBER 15, 2025, 5:00 PM

MISSION STATEMENT: The Taylor Main Street Program strives to fill all downtown buildings with businesses and residents by prioritizing historic preservation, cultural experiences, community partnerships, and cultivated growth.

VISION STATEMENT: Taylor, where experiences are on every block; where you are greeted with a Texas smile; and where growth is cultivated to create a vibrant historic downtown that has something for everyone. To be that place!

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Main Street Advisory Board welcomes public comment on items not listed on the agenda. However, the Board cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with a single vote. The Chairman or a Board member may pull any item from the Consent Agenda to discuss and act upon it Individually as part of the Regular Agenda.)

1. Approve the minutes of the Main Street Advisory Board meeting from September 17, 2025.
2. Receive the financial reports as information for GL(100-524) account and the Main Street Revenue Fund (123)
3. Receive the Downtown Property and Business report as information.
4. Receive the Main Street Activity Report as Information.

IV. REGULAR AGENDA - NEW BUSINESS

5. Receive presentation and hold discussion on Downtown Plan Update

V. REGULAR AGENDA - CONTINUING BUSINESS

6. Receive report and take possible action from the Main Street Car Show Committee
7. Receive report and take possible action on Main Street Fall/Winter Events
8. Hold discussion and review on Margarita Mile - First time event held on 09.20.2025

VI. ADJOURN

I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for three

business days before the scheduled date of said meeting.

Posted by: Ruby Fisher

10/09/2025

Date: _____

MINUTES

CITY OF TAYLOR, TEXAS

MAIN STREET ADVISORY BOARD MEETING

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

September 17, 2025 – 5:00 PM

MEMBERS PRESENT

Ruth Rivera
Curie Humphreys
Alyse Mervosh
Doug Moss

MEMBERS ABSENT

Jeff Snyder

OTHERS PRESENT

Ruby Fisher, City Liaison
Sean Johnson
Chuck Farr

I. CALL TO ORDER AND DECLARE A QUORUM

A quorum was declared, and the meeting was called to order at 5:28 pm

II. CONSENT AGENDA

1. Approve the Minutes of the Main Street Advisory Board Meeting from July 17, 2025.
2. Receive the financial reports as information for the GL(100-524) and Main Street Revenue (123) Funds .
3. Receive the Downtown Property and Business report as information.
4. Receive the Main Street Staff Activity Report as information.

A motion was made by Curie Humphreys and seconded by Alyse Mervosh to approve the consent agenda items as presented, the motion was supported unanimously.

IV. REGULAR AGENDA - NEW BUSINESS:

5. Review and provide recommendation for approval for performances at the Main Street Car Show to be held on October 25, 2025.

A motion was made by Curie Humphreys and seconded by Ruth Rivera to approve the Main Street Car Show performance lineup for recommendation. Passed unanimously.

6. Introduction of and discussion with Downtown and Tourism Director - Sean Johnson

V. REGULAR AGENDA - CONTINUING BUSINESS:

VI. ADJOURN –

A motion was made to adjourn the meeting by Ruth Rivera and seconded by Alyse Mervosh, passed unanimously. The meeting adjourned at 6:26 pm.

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
***	TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
<u>EXPENDITURE SUMMARY</u>							
	524-MAIN STREET PROGRAM	249,529.00	18,944.46	238,643.67	95.64	0.00	10,885.33
***	TOTAL EXPENDITURES	249,529.00	18,944.46	238,643.67	95.64	0.00	10,885.33
***	TOTAL PROFIT / (LOSS)	(249,529.00)	(18,944.46)	(238,643.67)	95.64	0.00	(10,885.33)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
REVENUES

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

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
 524-MAIN STREET PROGRAM
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & SALARIES</u>							
524-111	REGULAR FULL TIME	148,985.00	12,895.37	152,942.81	102.66	0.00	(3,957.81)
524-114	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00
524-115	LONGEVITY PAY	192.00	0.00	288.00	150.00	0.00	(96.00)
524-118	INSURANCE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
524-119	CERTIFICATION PAY	<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 *	149,177.00	12,895.37	153,230.81	102.72	0.00	(4,053.81)
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	297.00	0.00	143.08	48.18	0.00	153.92
524-121	FICA SOCIAL SECURITY	11,397.00	989.82	11,681.88	102.50	0.00	(284.88)
524-122	WORKERS COMPENSATION	344.00	0.00	343.76	99.93	0.00	0.24
524-123	STATE UNEMPLOYMENT TAXES	162.00	13.46	139.46	86.09	0.00	22.54
524-124	RETIREMENT-TMRS	20,631.00	4,031.92	22,269.14	107.94	0.00	(1,638.14)
524-126	HEALTH INSURANCE	16,597.00	0.00	11,740.80	70.74	0.00	4,856.20
524-127	DENTAL INSURANCE	576.00	0.00	377.92	65.61	0.00	198.08
524-128	LONG TERM DISABILITY	369.00	0.00	287.24	77.84	0.00	81.76
524-129	VISION INSURANCE	<u>99.00</u>	<u>0.00</u>	<u>76.64</u>	<u>77.41</u>	<u>0.00</u>	<u>22.36</u>
	* SUB-CATEGORY TOTAL *	50,472.00	5,035.20	47,059.92	93.24	0.00	3,412.08
<u>ALLOWANCES/REIMBURSEMENTS</u>							
524-133	BUSINESS TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00
524-135	BUSINESS MEALS	<u>1,500.00</u>	<u>34.43</u>	<u>518.70</u>	<u>34.58</u>	<u>0.00</u>	<u>981.30</u>
	* SUB-CATEGORY TOTAL *	1,500.00	34.43	518.70	34.58	0.00	981.30
<u>TRAINING & DEVELOPMENT</u>							
524-141	WORKSHOP TRAINING	400.00	0.00	0.00	0.00	0.00	400.00
524-142	PROFESSIONAL CONFERENCES	1,545.00	0.00	175.00	11.33	0.00	1,370.00
524-143	MEMBERSHIPS AND DUES	1,375.00	0.00	1,319.00	95.93	0.00	56.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	546.02	1,403.58	62.38	0.00	846.42
524-146	TRAINING- TRANSPORTATION	1,700.00	0.00	755.78	44.46	0.00	944.22
524-147	TRAINING- LODGING	2,500.00	0.00	1,721.80	68.87	0.00	778.20
524-148	TRAINING- MEALS	<u>880.00</u>	<u>0.00</u>	<u>256.00</u>	<u>29.09</u>	<u>0.00</u>	<u>624.00</u>
	* SUB-CATEGORY TOTAL *	10,650.00	546.02	5,631.16	52.87	0.00	5,018.84

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
 524-MAIN STREET PROGRAM
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
** CATEGORY TOTAL **		211,799.00	18,511.02	206,440.59	97.47	0.00	5,358.41

200-OPERATIONAL SUPPLIES

OFFICE SUPPLIES

524-211	GENERAL OFFICE SUPPLIES	1,545.00	206.36	1,135.29	73.48	0.00	409.71
524-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
524-214	COMPUTER SUPPLIES	500.00	0.00	160.90	32.18	0.00	339.10
524-215	POSTAGE	<u>100.00</u>	<u>0.00</u>	<u>51.75</u>	<u>51.75</u>	<u>0.00</u>	<u>48.25</u>
* SUB-CATEGORY TOTAL *		2,145.00	206.36	1,347.94	62.84	0.00	797.06

PROGRAM/SPECIAL EVENTS

524-232	FOOD/MEALS	0.00	0.00	0.00	0.00	0.00	0.00
524-233	CITY SPONSORED EVENTS	0.00	0.00	0.00	0.00	0.00	0.00
524-235	PROMOTIONAL SUPPLIES	<u>2,100.00</u>	<u>0.00</u>	<u>342.93</u>	<u>16.33</u>	<u>0.00</u>	<u>1,757.07</u>
* SUB-CATEGORY TOTAL *		2,100.00	0.00	342.93	16.33	0.00	1,757.07

OPERATIONAL EQUIPMENT (ADMIN)

524-261	OFFICE FURNITURE	0.00	0.00	0.00	0.00	0.00	0.00
524-267	COMPUTERS	0.00	0.00	0.00	0.00	0.00	0.00
524-269	OTHER OFFICE EQUIPMENT	<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 **		4,245.00	206.36	1,690.87	39.83	0.00	2,554.13
----------------------	--	----------	--------	----------	-------	------	----------

300-FACILITIES OPERATIONS/MAIN

UTILITIES

524-323	TRUNK TELEPHONE SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00
524-324	CELL PHONES	600.00	111.33	1,094.58	182.43	0.00	(494.58)
524-326	WIRELESS DATA SERVICES	<u>0.00</u>	<u>20.00</u>	<u>46.85</u>	<u>0.00</u>	<u>0.00</u>	<u>(46.85)</u>
* SUB-CATEGORY TOTAL *		600.00	131.33	1,141.43	190.24	0.00	(541.43)

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
 524-MAIN STREET PROGRAM
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
** CATEGORY TOTAL **		600.00	131.33	1,141.43	190.24	0.00	(541.43)

400-EQUIPMENT OPERATIONS/MAINT

OFFICE EQUIPMENT

524-461	OFFICE EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
524-462	OFFICE EQUIPMENT MAINT/REPAIR	<u>2,000.00</u>	<u>95.75</u>	<u>1,172.14</u>	<u>58.61</u>	<u>0.00</u>	<u>827.86</u>
* SUB-CATEGORY TOTAL *		<u>2,000.00</u>	<u>95.75</u>	<u>1,172.14</u>	<u>58.61</u>	<u>0.00</u>	<u>827.86</u>
** CATEGORY TOTAL **		2,000.00	95.75	1,172.14	58.61	0.00	827.86

500-CONTRACT SERVICES AND FEES

PROFESSIONAL SERVICES

524-512	ENGINEERING SERVICES	1,425.00	0.00	0.00	0.00	0.00	1,425.00
524-519	OTHER PROFESSIONAL SERVICES	<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 *		<u>1,425.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,425.00</u>

FEES FOR SERVICES

524-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
524-528	ADVERTISING	<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 *		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

CONTRACT SERVICES

524-532	SOFTWARE MAINT/LICENSING	1,260.00	0.00	198.64	15.77	0.00	1,061.36
524-539	OTHER CONTRACT SERVICES	<u>28,200.00</u>	<u>0.00</u>	<u>28,000.00</u>	<u>99.29</u>	<u>0.00</u>	<u>200.00</u>
* SUB-CATEGORY TOTAL *		<u>29,460.00</u>	<u>0.00</u>	<u>28,198.64</u>	<u>95.72</u>	<u>0.00</u>	<u>1,261.36</u>
** CATEGORY TOTAL **		30,885.00	0.00	28,198.64	91.30	0.00	2,686.36

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

100-GENERAL FUND
 524-MAIN STREET PROGRAM
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
524-714	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
	** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
524-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
	** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
***	DEPARTMENT TOTAL ***	249,529.00	18,944.46	238,643.67	95.64	0.00	10,885.33
		=====	=====	=====	=====	=====	=====
***	TOTAL EXPENSES ***	249,529.00	18,944.46	238,643.67	95.64	0.00	10,885.33
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	(249,529.00)	(18,944.46)	(238,643.67)	95.64	0.00	(10,885.33)
		=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

123-MAIN STREET REVENUE FUND
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-	DONATIONS FROM PRIVAT	41,000.00	598.00	34,992.65	85.35	0.00	6,007.35
450-	INTERFUND OPERATING T	<u>53,100.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>9.42</u>	<u>0.00</u>	<u>48,100.00</u>
***	TOTAL REVENUES ***	<u>94,100.00</u>	<u>598.00</u>	<u>39,992.65</u>	<u>42.50</u>	<u>0.00</u>	<u>54,107.35</u>
<u>EXPENDITURE SUMMARY</u>							
615-	MAIN STREET ADMINISTR	<u>94,100.00</u>	<u>6,510.25</u>	<u>71,870.63</u>	<u>76.38</u>	<u>0.00</u>	<u>22,229.37</u>
***	TOTAL EXPENDITURES ***	<u>94,100.00</u>	<u>6,510.25</u>	<u>71,870.63</u>	<u>76.38</u>	<u>0.00</u>	<u>22,229.37</u>
***	TOTAL PROFIT / (LOSS) ***	<u>0.00</u>	<u>(5,912.25)</u>	<u>(31,877.98)</u>	<u>0.00</u>	<u>0.00</u>	<u>31,877.98</u>

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

123-MAIN STREET REVENUE FUND
 REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>330-INTERGOVERNMENTAL REVENUES</u>							
330-234	TEDC CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
330-235	GENERAL CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
330-236	OTHER CONTRIBUTIONS	<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 **		0.00	0.00	0.00	0.00	0.00	0.00
<u>430-USE OF MONEY AND PROPERTY</u>							
430-331	INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00
430-335	REFUNDS AND REIMBURSEMENTS	<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 **		0.00	0.00	0.00	0.00	0.00	0.00
<u>440-DONATIONS FROM PRIVATE SOU</u>							
440-352	FARMERS' MARKET RENTAL FEES	9,000.00	0.00	0.00	0.00	0.00	9,000.00
440-353	MAIN STREET CAR SHOW	17,000.00	0.00	27,565.80	162.15	0.00	(10,565.80)
440-354	WINE SWIRL	0.00	0.00	0.00	0.00	0.00	0.00
440-355	HERITAGE SQ CHRISTMAS LIGHTS	0.00	0.00	0.00	0.00	0.00	0.00
440-356	CHRISTMAS BAZAAR	0.00	0.00	200.00	0.00	0.00	(200.00)
440-357	SALES AND OTHER FUNDRAISINGS	0.00	0.00	0.00	0.00	0.00	0.00
440-358	TAYLOR FEST	12,000.00	98.00	5,491.85	45.77	0.00	6,508.15
440-359	SPOOKTACULAR	0.00	0.00	0.00	0.00	0.00	0.00
440-360	2ND SATURDAY	<u>3,000.00</u>	<u>500.00</u>	<u>1,735.00</u>	<u>57.83</u>	<u>0.00</u>	<u>1,265.00</u>
** REVENUE CATEGORY TOTAL **		41,000.00	598.00	34,992.65	85.35	0.00	6,007.35
<u>450-INTERFUND OPERATING TRANSF</u>							
450-361	TRANSFER FROM TIF	0.00	0.00	0.00	0.00	0.00	0.00
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	5,000.00	100.00	0.00	0.00
450-365	TRANSFER FROM GENERAL FUND	<u>48,100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>48,100.00</u>
** REVENUE CATEGORY TOTAL **		<u>53,100.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>9.42</u>	<u>0.00</u>	<u>48,100.00</u>
*** TOTAL REVENUES ***		<u>94,100.00</u>	<u>598.00</u>	<u>39,992.65</u>	<u>42.50</u>	<u>0.00</u>	<u>54,107.35</u>

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

123-MAIN STREET REVENUE FUND
 615-MAIN STREET ADMINISTR
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES & SALARIES</u>							
615-111	REGULAR FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
	** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
<u>200-OPERATIONAL SUPPLIES</u>							
<u>PROGRAM/SPECIAL EVENTS</u>							
615-231	TAYLOR PRIDE	0.00	0.00	0.00	0.00	0.00	0.00
615-232	FARMERS' MARKET	9,000.00	0.00	0.00	0.00	0.00	9,000.00
615-233	CITY SPONSORED EVENTS	3,500.00	0.00	3,270.51	93.44	0.00	229.49
615-235	MAIN ST CAR SHOW	30,000.00	0.00	30,741.22	102.47	0.00	(741.22)
615-236	TAYLOR FEST	14,000.00	0.00	7,409.18	52.92	0.00	6,590.82
615-237	WINE SWIRL	2,000.00	0.00	0.00	0.00	0.00	2,000.00
615-238	CHRISTMAS BAZAAR	600.00	0.00	1,200.22	200.04	0.00	(600.22)
615-239	SPOOKTACULAR	1,500.00	0.00	1,498.71	99.91	0.00	1.29
	* SUB-CATEGORY TOTAL *	60,600.00	0.00	44,119.84	72.81	0.00	16,480.16
<u>PUBLIC SAFETY SUPPLIES</u>							
615-240	CITY PARADES	25,000.00	5,682.25	23,022.64	92.09	0.00	1,977.36
615-241	2ND SATURDAY	0.00	0.00	1,309.97	0.00	0.00	(1,309.97)
	* SUB-CATEGORY TOTAL *	25,000.00	5,682.25	24,332.61	97.33	0.00	667.39
<u>SPECIALTY SUPPLIES</u>							
615-259	MISC. SUPPLIES	3,500.00	0.00	78.15	2.23	0.00	3,421.85
	* SUB-CATEGORY TOTAL *	3,500.00	0.00	78.15	2.23	0.00	3,421.85
	** CATEGORY TOTAL **	89,100.00	5,682.25	68,530.60	76.91	0.00	20,569.40

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

123-MAIN STREET REVENUE FUND
 615-MAIN STREET ADMINISTR
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>500-CONTRACT SERVICES AND FEES</u>							
<u>PROFESSIONAL SERVICES</u>							
615-519	OTHER PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
<u>FEES FOR SERVICES</u>							
615-523	OUTSIDE PRINTING	0.00	0.00	0.00	0.00	0.00	0.00
615-528	ADVERTISING	5,000.00	828.00	3,340.03	66.80	0.00	1,659.97
	* SUB-CATEGORY TOTAL *	5,000.00	828.00	3,340.03	66.80	0.00	1,659.97
	** CATEGORY TOTAL **	5,000.00	828.00	3,340.03	66.80	0.00	1,659.97
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
615-719	OTHER CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00
	** CATEGORY TOTAL **	0.00	0.00	0.00	0.00	0.00	0.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
615-811	RENTAL ASSISTANCE	0.00	0.00	0.00	0.00	0.00	0.00
615-813	FACADE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
615-815	INTERFUND TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
615-819	OTHER CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	0.00	0.00	0.00	0.00	0.00	0.00

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2025

123-MAIN STREET REVENUE FUND
 615-MAIN STREET ADMINISTR
 DEPARTMENT EXPENSES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
**	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>
***	DEPARTMENT TOTAL	<u>94,100.00</u>	<u>6,510.25</u>	<u>71,870.63</u>	<u>76.38</u>	<u>0.00</u>	<u>22,229.37</u>
***	TOTAL EXPENSES	<u>94,100.00</u>	<u>6,510.25</u>	<u>71,870.63</u>	<u>76.38</u>	<u>0.00</u>	<u>22,229.37</u>
***	TOTAL PROFIT / (LOSS)	<u>0.00</u>	<u>(5,912.25)</u>	<u>(31,877.98)</u>	<u>0.00</u>	<u>0.00</u>	<u>31,877.98</u>

*** END OF REPORT ***

FOR SALE

Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
McCrary-Timmerman & Titsworth Buildings	201 N Main St	CWMRY Boyd / Todd Mahler with Partners	Todd Mahler with Partners Real Estate 512-643-8071	43,890 (building size) 30,834 (net rentable)	\$12,500,000 down from \$15,750,000	mixed use
Johan Borge building	405 S Main St	Johan Borge	512-366-7894	2386 SF	850000	restaurant
Johan Borge building	407 S Main St	Johan Borge	512-366-7894	1,405/SF on 0.12 ac lot	4750000	commercial
Johan Borge building	409 S Main Street	Johan Borge	512-366-7894	2000/SF	850000	mixed use
Black Sparrow Music Parlor	113 W 2nd St, Taylor, TX 76574	Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	3000	\$795,000	mixed use
Taylor Bedding	417 W 2nd St	606 Leander Georgetown LLC / Logan Reichle with CBRE	512-499-4905	35,000/SF	2850000	industrial
Industrial Warehouses	601 W 2nd St	606 Leander Georgetown LLC / Darren Quick	512-814-1820	58,600/SF	Contact for pricing	industrial
corner of N Main St & E 7th St	620 N Main St	Delmar McKinney / Julie Downs - Tierra Grande Real Estate	Julie Downs-512-487-3967	2463 SF	750000	office

FOR LEASE

Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
2nd & Main Lofts	102 E 2nd St; Loft 202	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1000 SF	\$1600/month	RESIDENTIAL UNIT
2nd & Main Lofts	102 E 2nd St; Loft 205	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	960 SF	\$1800/month	RESIDENTIAL UNIT
Public Sketch lot corner of E 1st & N Main	104 N Main St	Public Sketch / Tierra Grande - Julie Downs	512.497.3697 juliedowns4@gmail.com	800 SF	contact for pricing	Restaurant/office space
Taylor Hall	111 W 3rd St; STE 300	Ryder Jeanes - CLD Realty	rjeanes@cldrealty.com	1824 SF	\$2.17/SF/MO NNN	Retail
Titsworth Building - fmr Hola Aloha	118 W 2nd St	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	680 SF	\$1025/month	Retail
McCrary Timmerman - Residential	110 W 2nd St, Loft C	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2230 SF	2400/Month	Residential
Titsworth Building - fmr Real Estate Social	120 W 2nd St, Suite C	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	720 SF	\$1200/month	Retail/Office
Titsworth Building - fmr Ancira Salsa	120 W 2nd; St Suite E	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	1050 SF	\$1750/month	Retail/Office
McCrary-Timmerman	120 W 2nd St; Ste 200	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	264 SF	\$650/month	Conference/Office
McCrary-Timmerman	120 W 2nd St, Ste 201	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2480 SF	\$29/SF/month	Office
McCrary-Timmerman	120 W 2nd St; Ste 202	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	1,500 sf	\$29/SF/month	Office/Retail
Taylor Press Building, Office Space - fmr Texas Concrete	211 W 3rd St; Ste 120	Julie Downs with Tierra Grande	737-864-5330	1898 SF	\$2400/month	Office
Industrial Flex Bldg	202 W 1st	JD McNabb Family / Ryan Schneider-Remax 512-529-6298	512-751-0606	5,000-10,000	\$16.20/sf/yr or \$1.35/sf/mo	Industrial Flex

R Zuniga's building - fmr Little Collective	211 N Main - Ste B-1	Ricardo Zuniga / Tierra Grande - Julie Downs	512-497-3967	B-1 - 403 SF	\$2.73/SF/MO	Retail
R. Zuniga's Building - fmr Hawt Spot	211 N Main St - Ste B-2	Ricardo Zuniga / Tierra Grande - Julie Downs	512-497-3967	1880 SF	\$3760/month	Retail
R Zuniga's bldg - FMR Red Cap	215 N Main St	Ricardo Zuniga / Julie Downs-Tierra Grande Real Estate	512-497-3967	1800 SF	\$18/SF/YR \$1.50/SF/MO	Office
Luhn-Johns Building - Ujjal Ghoshtagore	221 N Main St	Ujjal Ghoshtagore / Monica Luxon	512.203.7663 monica@luxonrealtyservices.com	2942 SF	\$2.00/SF/MO	Restaurant
Luhn-Johns Building - Ujjal Ghoshtagore	221 N Main St	Ujjal Ghoshtagore / Monica Luxon	512.203.7663 monica@luxonrealtyservices.com	1750 SF	\$1.80/SF/MO	Bar
Luhn-Johns Building - Ujjal Ghoshtagore	221 N Main St	Ujjal Ghoshtagore / Monica Luxon	512.203.7663 monica@luxonrealtyservices.com	7986 SF	\$2.00/SF/MO	Residential / Office
J Borge Property - 1 story blue house	407 S Main St	Johan Borge	512-366-7894	1405 SF	\$1.80/SF/MO	single tenant office or retail
J Borge Property - 2 story cream colored house	409 S Main St	Johan Borge	512-366-7894	2000 SF	\$1.40/SF/MO	single tenant mixed use
Taylor Bedding Site	601 W 2nd St	606 Leander Georgetown LLC/Darren Quick with Don Quick & Associates	512-814-1820	58,600 SF in 2.90 AC	\$0.65/SF/MO	Industrial/Warehouse
Large Office Building - 12 total suites with 6 for lease	700 N Main St	Brent Campbell - Don Quick & Assoc	512-255-3000	#102 - 210 SF # 103 - 210 SF #105 - 282 SF #106 - 208 SF #107 - 384 SF #115 - 225 SF	All between \$2.00 & \$2.50/SF/MO	Interior office spaces
	301 Elliott, Taylor	Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1218	\$2.30/SF/MO	Retail/Office
	303 Elliott, Taylor	Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1603	\$2.31/SF/MO	Retail/Office
SOLD						
Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
LEASED						
Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
2nd & Main Lofts	102 E 2nd St; Loft 201	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1430SF	\$1900/month	RESIDENTIAL UNIT
Mcrory Timmerman - Residential	120 W 2nd St - Loft D	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2300 SF	2800/month	Residential
PLANNED RENNOVATION PROJECTS						
Property Name	Address	Owner/Realtor	Contact Info	Proposed Use	Status	Scope
Davis-Nelson Grocery Warehouse Site	110 W 1st St	Halie & Sara Ferguson	512-585-1748		Permit for Roof submitted	Full repair
Taylor Hall (fmrly Richter Furniture)	111 W 3rd St; Ste 400	Ryder Jeanes	Rjeanes@cldrealth.com	Retail/Office	Plans for Exterior Review	Façade Renovation
Taylor National Bank	200 N Main St	Chisum and Cissie Pierce	Chism@getchism.com	Mixed use	Mortar needs to be selected	Interior and exterior repair
Western Finance building	208 N Main Street	John Jones	improvedproperties@yahoo.com	same use - no planned change	FIG approved - permit issued	Roof Work
Luhn-Johns Building	217-221 N Main St	Ujjal Ghoshtagore	ujjieg@gmail.com	spa services for Hawt Spot	Electrical work	Applied for CO 03/29/2025
fmr Tourville Antiques	401 N Main St	Rick Northcutt	rick@ricknorthcutt.com	offices	APP14051 being reviewed	interior renovation into offices

Thames Home	117 E 6th Str	Jessica Morgan	JessicaLauren@icloud.com	Mixed Use	FIG application submitted for staff review	Restoration of exterior
ACTIVE RESTORATION PROJECTS						
Taylor Hall	111 W 3rd St; Ste 400	Ryder Jeanes	rjeanes@cldrealty.com	construction of a handicap ramp for access from Talbot St.	permit issued 2024-13420	
Eanes-Jacobsen Building	113-115 E 3rd St	Louis Hughes - John Hughes is project manager	512-844-4150	offices/retail	Interior finish out of 215 - then 213. Phase 1 of exterior renovations to begin soon.	both interior and exterior work planned
Heidenheimer Co Wholesale Grocery Warehouses	209 W 1st St	Jeff Snyder	512.365.5346	storage associated with Jeff's Resurrections	ongoing	Tax Credit Project
Mike Hobbble Bldg	417 N Main St	Mike Hobbble	mikehobbble@gmail.com	interior remodel	Permit 2024-13410 issued - work ongoing	replace sheetrock, new wiring, replace toilets, update wiring
Eanes-Prewett Building	119-121 E 3rd St	Casey Denton	512-808-3483	Mixed Use		Interior and Exterior Reno
BUSINESS UPDATES						
Silver Moon Curios	120 W 2nd St Suite A, Taylor, TX 76574					OPENED

Taylor Main Street's
Monthly Activity Report
September – 2025

Downtown Property:

- Number of Properties for Sale: 16 (1 property is a vacant lot)
- Number of Commercial Properties Listed for Lease: 20
 - 9 Individual Storefronts
 - 9 Interior Office Spaces
 - 4 Restaurant (1 will build when leased)
 - 1 Industrial/Flex
 - 2 Residential Properties for Lead
- Planned Building Renovation Projects:
 - 117 E 6th St – Exterior restoration project - pending master plan
- Proposed New Construction Projects:
 - None
- Current Building Renovation Projects:
 - 111 W 3rd St - interior and exterior renovation project
 - 113-115 W 3rd St – interior and exterior renovation project
 - 209 E 1st St - State & Federal Historic Preservation Tax Credit project
 - 417 N Main St – Interior remodel Project

Business Activity

- Businesses moved during the Period:
 - None
- Businesses Closed during the Period:
 - Seed to Soul Food - 203 W 4th St, Taylor, TX 76574
- Businesses Opened during the Period:
 - Silver Moon Curios - 120 W 2nd St Suite A, Taylor, TX 76574

Community Outreach / Meetings Attended:

- 09/03 - Met with Rosedale Ride Event Coordinators
- 09/03 - Historic Preservation Commission Meeting
- 09/04 - Special Event Coordinators Meeting
- 09/04 - Active Transportation Plan Town Hall
- 09/05 - Moody Museum - Taylor, Texas History Room Meeting
- 09/05 - 09/11 Memorial March Coordination Meeting
- 09/08 - Taylor public Arts Advisory Board Chairman introduction Sean Johnson
- 09/09 - Texas Main Street Program Quarterly Meeting
- 09/10 - The Howard introductions to Sean Johnson
- 09/10 - Moody Museum Advisory Board Chair introduction to Sean Johnson
- 09/11 - TIF and MSAB Chairman introduction to Sean Johnson
- 09/15 - TMSA New Manager Training
- 09/15 - Meeting with Homecoming Parade Event Coordinators
- 09/16 - Moody Museum Advisory Board Meeting
- 09/16 - Downtown Business introductions to Sean Johnson
- 09/16 - Meeting with Chamber of Commerce about Mobile Murals
- 09/17 - Meeting with EDCV Videographer
- 09/17 - Main Street Advisory Board Meeting and TIF Advisory Board Meeting
- 09/18 - City of Taylor - 150th Committee (Internal)
- 09/19 - MSAB Margarita Mile Prep Meeting
- 09/23 - Meeting with Homecoming Parade Event Coordinators
- 09/23 - Meeting with lucky Duck regarding road closures for Main Street Car Show
- 09/24 - Public Arts Advisory Board Meeting
- 09/29 - Road Closure Meeting - Main Street Car Show, Christmas Parade
- 09/29 - Meeting with Taylor EDC
- Downtown Businesses: visits KINCL House of Antiques, Vintique Collective, The Hawt Spot, Taylor Sporting Goods, The Howard, Netta's Nook, 74 Man Store, Flake Bakery and Larder, Ripple and Rose, Curio Mrvosa, Hayley's Grains, Mezoozah's, Silver Moon Curios, Hacienda Coffee, Lucky Duck Cafe, Sweet & Southern Finds

Film Friendly Taylor – Film Events in Taylor:

09.21.2025 - Amazon Commercial

Events:

- 09.11 - 09/11 Memorial March and Remembrance Program
- 09.13 - Taylor Second Saturday, Historic Downtown Walking Tour
- 09.20 - Ladies Tea at the Moody Museum
- 09.20 - Margarita Mile

Special Events Permits:

- 09.27.2025 - The First Baptist Church Music in the Park