

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD MEETING**  
**LOCATION**  
**JANUARY 21, 2026, 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 Board or Commission welcomes public comment on items not listed on the agenda. However, the Board or Commission 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 held on December 17, 2025  
*Niecy Baum*
2. Receive the financial reports as information for the GL(100-524) and Main Street Revenue (123) Funds. *Niecy Baum*
3. Receive the Downtown property and Business report as information *Niecy Baum*
4. Receive the Main Street Staff Activity Report as information *Niecy Baum*

IV. REGULAR AGENDA - NEW BUSINESS

5. Discuss the postponement of the Historic Preservation District and the notice.

V. REGULAR AGENDA - CONTINUING BUSINESS

6. Discuss and provide direction to staff on Bluedot Program demonstration. *Niecy Baum*
7. Discuss and provide direction to staff on Breakfast Bites schedule.
8. Receive Justice Center Committee Report

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

## MINUTES

### CITY OF TAYLOR, TEXAS

#### MAIN STREET ADVISORY BOARD MEETING TAYLOR CITY HALL - LARGE CONFERENCE ROOM DECEMEBR 17, 2025, 5:00 PM

#### MEMBERS PRESENT:

Doug Moss, Jeff Snyder, Alyse Mervosh, Ruth Rivera

#### Members Absent:

Curie Humphreys

#### Guest Present:

Mitch Drummond, Ron Verano, Shannon Green, EDDIE CHAVEZ

#### STAFF PRESENT:

Ruby Fisher, Special Events Coordinator, Niecy Baum, Downtown Director

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

The meeting was called to order at 6:33 PM by Chairperson Moss who noted that a quorum was present.

#### II. CITIZEN COMMUNICATION – No citizen communication.

#### III. CONSENT AGENDA

1. Motion by Ruth Rivera and seconded by Jeff Snyder to approve the consent agenda as presented. The motion passed unanimously.

#### IV. REGULAR AGENDA - NEW BUSINESS - none

#### V. REGULAR AGENDA - CONTINUING BUSINESS

1. A motion was made by Jeff Snyder and seconded by Alyse Mervosh to provide a recommendation to City Council to purchase 20 additional trash cans for an amount not to exceed \$45,000 from BABECO to be placed throughout the downtown district. The motion passed unanimously.
2. A motion was made by Jeff Snyder to pursue bids for the power washing or refurbishment and relocation of existing trash cans and seconded by Ruth Rivera. Passed unanimously

3. A motion was made to have staff pursue bids for the purchase of 70 rockers for up to \$20,000 from the TIF #1 Fund for downtown merchants and to have a legal document outlining the responsibility of the business owners drafted by Doug Moss, seconded by Mitch Drummond. Passed unanimously.
  - a. It was noted that the Texas Correctional Facility could be the vendor
  - b. It was also noted that a promotional event be included
4. A motion was made to rename Breakfast Bites to Downtown Connections to be held at 9:00 am on the Second Monday of January, April, August and November with updated programming and participation from other departments by Ruth Rivera and seconded by Jeff Snyder. It passed unanimously
  - a. It was noted that the events would occur the second Monday of the Month in January, April, August, and November. It was noted that a large reusable check should be purchased to present grant recipients at the meetings. Doug Moss requested that the head of Development Services, a representative from Public Works, and a representative from the Police Department be present at the meetings. Present open flags to newly opened business. Celebrate business milestones and anniversaries. Include breakfast bites in the upcoming events and meetings.
5. Discussed Table on Talbot event; Friday May 8<sup>th</sup>, 2026 Table on Talbot – 150 foot long table, 150 people, for a 150 dollars, for the 150<sup>th</sup> birthday. It is a partner with City Post Chop House. The chef will be coordinating with the students in the culinary program at Taylor High. All proceeds are going to the Greater Taylor Foundation. Received as information
6. The Sesquicentennial was received as information – it was noted by Doug that a cotton bale, and a cow fiberglass structure would be an interesting add to downtown
7. Justice Center Committee Report
  - a. Jeff Snyder reported that he advocated for the sewer line be moved to the alley for the City Hall, but it was determined that City Hall would be supported by a sewer line under 2<sup>nd</sup> Street. Doug Moss asked if the road above the sewer lines would be patched over or repaired.
8. Downtown Plan Working Group
  - a. A motion was made to have a retreat to work on the prioritization of the Downtown Plan on February 10, 2026 at 10 am at Curio Mervosa Books and More by Doug Moss, it was seconded by Jeff Snyder. Passed unanimously.

## **VI. ADJOURN**

A motion was made to adjourn the meeting by Ruth Rivera, seconded by Alyse. The meeting adjourned at 7:41 pm.

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>							
430	USE OF MONEY AND PROP	0.00	0.00	21.01	0.00	0.00	( 21.01)
440	DONATIONS FROM PRIVAT	39,000.00	1,075.00	19,514.00	50.04	0.00	19,486.00
450	INTERFUND OPERATING T	<u>53,100.00</u>	<u>0.00</u>	<u>1,250.00</u>	<u>2.35</u>	<u>0.00</u>	<u>51,850.00</u>
***	TOTAL REVENUES ***	<u>92,100.00</u>	<u>1,075.00</u>	<u>20,785.01</u>	<u>22.57</u>	<u>0.00</u>	<u>71,314.99</u>
<u>EXPENDITURE SUMMARY</u>							
615	MAIN STREET ADMINISTR	<u>92,100.00</u>	<u>5,784.69</u>	<u>26,768.60</u>	<u>35.75</u>	<u>6,154.88</u>	<u>59,176.52</u>
***	TOTAL EXPENDITURES ***	<u>92,100.00</u>	<u>5,784.69</u>	<u>26,768.60</u>	<u>35.75</u>	<u>6,154.88</u>	<u>59,176.52</u>
***	TOTAL PROFIT / (LOSS) ***	<u>0.00</u>	<u>( 4,709.69)</u>	<u>( 5,983.59)</u>	<u>0.00</u>	<u>( 6,154.88)</u>	<u>12,138.47</u>

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>							
<u>430-USE OF MONEY AND PROPERTY</u>							
430-331	INTEREST INCOME	0.00	0.00	21.01	0.00	0.00	( 21.01)
** REVENUE CATEGORY TOTAL **		0.00	0.00	21.01	0.00	0.00	( 21.01)
<u>440-DONATIONS FROM PRIVATE SOU</u>							
440-353	MAIN STREET CAR SHOW	27,500.00	0.00	18,439.00	67.05	0.00	9,061.00
440-356	CHRISTMAS BAZAAR	0.00	1,075.00	1,075.00	0.00	0.00	( 1,075.00)
440-358	TAYLOR FEST	8,500.00	0.00	0.00	0.00	0.00	8,500.00
440-360	2ND SATURDAY	3,000.00	0.00	0.00	0.00	0.00	3,000.00
** REVENUE CATEGORY TOTAL **		39,000.00	1,075.00	19,514.00	50.04	0.00	19,486.00
<u>450-INTERFUND OPERATING TRANSE</u>							
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	1,250.00	25.00	0.00	3,750.00
450-365	TRANSFER FROM GENERAL FUND	48,100.00	0.00	0.00	0.00	0.00	48,100.00
** REVENUE CATEGORY TOTAL **		53,100.00	0.00	1,250.00	2.35	0.00	51,850.00
*** TOTAL REVENUES ***		92,100.00	1,075.00	20,785.01	22.57	0.00	71,314.99

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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 &amp; SALARIES</u>							
<u>200-OPERATIONAL SUPPLIES</u>							
<u>PROGRAM/SPECIAL EVENTS</u>							
615-233	CITY SPONSORED EVENTS	8,500.00	0.00	0.00	0.00	0.00	8,500.00
615-235	MAIN ST CAR SHOW	30,000.00	43.69	19,355.60	67.67	944.90	9,699.50
615-236	TAYLOR FEST	14,000.00	0.00	0.00	0.00	0.00	14,000.00
615-237	WINE SWIRL	2,000.00	0.00	172.00	8.60	0.00	1,828.00
615-238	CHRISTMAS BAZAAR	600.00	0.00	0.00	0.00	0.00	600.00
615-239	SPOOKTACULAR	4,000.00	0.00	1,500.00	37.50	0.00	2,500.00
	* SUB-CATEGORY TOTAL *	59,100.00	43.69	21,027.60	37.18	944.90	37,127.50
<u>PUBLIC SAFETY SUPPLIES</u>							
615-240	CITY PARADES	25,000.00	5,741.00	5,741.00	43.80	5,209.98	14,049.02
	* SUB-CATEGORY TOTAL *	25,000.00	5,741.00	5,741.00	43.80	5,209.98	14,049.02
<u>SPECIALTY SUPPLIES</u>							
615-259	MISC. SUPPLIES	3,000.00	0.00	0.00	0.00	0.00	3,000.00
	* SUB-CATEGORY TOTAL *	3,000.00	0.00	0.00	0.00	0.00	3,000.00
	** CATEGORY TOTAL **	87,100.00	5,784.69	26,768.60	37.80	6,154.88	54,176.52

500-CONTRACT SERVICES AND FEES

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>PROFESSIONAL SERVICES</u>							
<u>FEES FOR SERVICES</u>							
615-528	ADVERTISING	5,000.00	0.00	0.00	0.00	0.00	5,000.00
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	0.00	0.00	0.00	5,000.00
	** CATEGORY TOTAL **	5,000.00	0.00	0.00	0.00	0.00	5,000.00
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
<u>800-CONTRIBUTIONS &amp; CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
***	DEPARTMENT TOTAL ***	92,100.00	5,784.69	26,768.60	35.75	6,154.88	59,176.52
***	TOTAL EXPENSES ***	92,100.00	5,784.69	26,768.60	35.75	6,154.88	59,176.52
***	TOTAL PROFIT / (LOSS) ***	0.00	( 4,709.69)	( 5,983.59)	0.00	( 6,154.88)	12,138.47

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

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>							
=====							
<u>EXPENDITURE SUMMARY</u>							
524-	MAIN STREET PROGRAM	<u>274,136.00</u>	<u>10,312.02</u>	<u>27,268.71</u>	<u>10.24</u>	<u>814.18</u>	<u>246,053.11</u>
***	TOTAL EXPENDITURES ***	<u>274,136.00</u>	<u>10,312.02</u>	<u>27,268.71</u>	<u>10.24</u>	<u>814.18</u>	<u>246,053.11</u>
***	TOTAL PROFIT / (LOSS) ***	<u>( 274,136.00)</u>	<u>( 10,312.02)</u>	<u>( 27,268.71)</u>	<u>10.24</u>	<u>( 814.18)</u>	<u>( 246,053.11)</u>

C I T Y O F T A Y L O R  
FINANCIAL STATEMENT  
AS OF: DECEMBER 31ST, 2025

100-GENERAL FUND  
REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
		=====	=====	=====	=====	=====	=====

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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 &amp; SALARIES</u>							
524-111	REGULAR FULL TIME	187,200.00	6,491.34	17,324.92	9.25	0.00	169,875.08
524-115	LONGEVITY PAY	96.00	96.00	96.00	100.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	187,296.00	6,587.34	17,420.92	9.30	0.00	169,875.08
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	300.00	41.42	104.12	34.71	0.00	195.88
524-121	FICA SOCIAL SECURITY	14,351.00	504.81	1,334.95	9.30	0.00	13,016.05
524-122	WORKERS COMPENSATION	345.00	0.00	221.96	64.34	0.00	123.04
524-123	STATE UNEMPLOYMENT TAXES	126.00	0.00	0.00	0.00	0.00	126.00
524-124	RETIREMENT-TMRS	26,873.00	912.88	1,523.55	5.67	0.00	25,349.45
524-126	HEALTH INSURANCE	20,900.00	1,746.44	4,927.68	23.58	0.00	15,972.32
524-127	DENTAL INSURANCE	410.00	47.24	141.72	34.57	0.00	268.28
524-128	LONG TERM DISABILITY	380.00	52.35	120.53	31.72	0.00	259.47
524-129	VISION INSURANCE	120.00	9.58	8.94	7.45	0.00	111.06
	* SUB-CATEGORY TOTAL *	63,805.00	3,314.72	8,383.45	13.14	0.00	55,421.55
<u>ALLOWANCES/REIMBURSEMENTS</u>							
524-135	BUSINESS MEALS	1,500.00	0.00	54.84	3.66	0.00	1,445.16
	* SUB-CATEGORY TOTAL *	1,500.00	0.00	54.84	3.66	0.00	1,445.16
<u>TRAINING &amp; DEVELOPMENT</u>							
524-141	WORKSHOP TRAINING	400.00	65.28	65.28	16.32	0.00	334.72
524-142	PROFESSIONAL CONFERENCES	1,545.00	0.00	0.00	0.00	0.00	1,545.00
524-143	MEMBERSHIPS AND DUES	1,825.00	0.00	59.00	3.23	0.00	1,766.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	59.00	118.00	5.24	0.00	2,132.00
524-146	TRAINING- TRANSPORTATION	1,700.00	0.00	0.00	0.00	0.00	1,700.00
524-147	TRAINING- LODGING	2,500.00	0.00	0.00	0.00	0.00	2,500.00
524-148	TRAINING- MEALS	880.00	0.00	0.00	0.00	0.00	880.00
	* SUB-CATEGORY TOTAL *	11,100.00	124.28	242.28	2.18	0.00	10,857.72
** CATEGORY TOTAL **		263,701.00	10,026.34	26,101.49	9.90	0.00	237,599.51

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>200-OPERATIONAL SUPPLIES</u>							
<u>OFFICE SUPPLIES</u>							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	90.99	248.60	19.21	48.17	1,248.23
524-214	COMPUTER SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
524-215	POSTAGE	100.00	0.00	3.70	3.70	0.00	96.30
	* SUB-CATEGORY TOTAL *	<u>2,145.00</u>	<u>90.99</u>	<u>252.30</u>	<u>14.01</u>	<u>48.17</u>	<u>1,844.53</u>
<u>PROGRAM/SPECIAL EVENTS</u>							
524-235	PROMOTIONAL SUPPLIES	<u>2,100.00</u>	<u>0.00</u>	<u>145.25</u>	<u>6.92</u>	<u>0.00</u>	<u>1,954.75</u>
	* SUB-CATEGORY TOTAL *	<u>2,100.00</u>	<u>0.00</u>	<u>145.25</u>	<u>6.92</u>	<u>0.00</u>	<u>1,954.75</u>
<u>OPERATIONAL EQUIPMENT (ADMIN)</u>							
	** CATEGORY TOTAL **	<u>4,245.00</u>	<u>90.99</u>	<u>397.55</u>	<u>10.50</u>	<u>48.17</u>	<u>3,799.28</u>
<u>300-FACILITIES OPERATIONS/MAIN</u>							
<u>UTILITIES</u>							
524-324	CELL PHONES	1,030.00	78.94	306.68	29.77	0.00	723.32
524-326	WIRELESS DATA SERVICES	<u>275.00</u>	<u>20.00</u>	<u>80.00</u>	<u>29.09</u>	<u>0.00</u>	<u>195.00</u>
	* SUB-CATEGORY TOTAL *	<u>1,305.00</u>	<u>98.94</u>	<u>386.68</u>	<u>29.63</u>	<u>0.00</u>	<u>918.32</u>
	** CATEGORY TOTAL **	<u>1,305.00</u>	<u>98.94</u>	<u>386.68</u>	<u>29.63</u>	<u>0.00</u>	<u>918.32</u>
<u>400-EQUIPMENT OPERATIONS/MAINT</u>							

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>OFFICE EQUIPMENT</u>							
524-462	OFFICE EQUIPMENT MAINT/REPAIR	2,000.00	95.75	382.99	57.45	766.01	851.00
	* SUB-CATEGORY TOTAL *	2,000.00	95.75	382.99	57.45	766.01	851.00
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	** CATEGORY TOTAL **	2,000.00	95.75	382.99	57.45	766.01	851.00
 <u>500-CONTRACT SERVICES AND FEES</u>							
<u>PROFESSIONAL SERVICES</u>							
524-512	ENGINEERING SERVICES	1,425.00	0.00	0.00	0.00	0.00	1,425.00
	* SUB-CATEGORY TOTAL *	1,425.00	0.00	0.00	0.00	0.00	1,425.00
 <u>FEES FOR SERVICES</u>							
 <u>CONTRACT SERVICES</u>							
524-532	SOFTWARE MAINT/LICENSING	1,260.00	0.00	0.00	0.00	0.00	1,260.00
524-539	OTHER CONTRACT SERVICES	200.00	0.00	0.00	0.00	0.00	200.00
	* SUB-CATEGORY TOTAL *	1,460.00	0.00	0.00	0.00	0.00	1,460.00
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	** CATEGORY TOTAL **	2,885.00	0.00	0.00	0.00	0.00	2,885.00
 <u>700-CAPITAL OUTLAY</u>							
 <u>OFFICE FURNITURE/EQUIPMENT</u>							
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C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 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>800-CONTRIBUTIONS &amp; CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
***	DEPARTMENT TOTAL	274,136.00	10,312.02	27,268.71	10.24	814.18	246,053.11
***	TOTAL EXPENSES	274,136.00	10,312.02	27,268.71	10.24	814.18	246,053.11
***	TOTAL PROFIT / (LOSS)	( 274,136.00)	( 10,312.02)	( 27,268.71)	10.24	( 814.18)	( 246,053.11)

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

FOR SALE						
Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
McCrory-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	mixed use
The Threadgill Building	401 N Main St	Rick Northcutt	512-296-7379	7936 SF	\$1.5 Million	commercial
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
The Venue	115 W 2nd St, Taylor, TX 76574			\$3,750	\$1,495,000	Commerical
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
McCrory 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
McCrory-Timmerman	120 W 2nd St; Ste 200	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	264 SF	\$650/month	Conference/Office
McCrory-Timmerman	120 W 2nd St, Ste 201	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2480 SF	\$29/SF/month	Office
McCrory-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
	401 N Main St	Rick Northcutt	512-296-7379	7936 SF	\$1.5 Million	commercial
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
<b>SOLD</b>						
<b>Property Name</b>	<b>Address</b>	<b>Owner/Realtor</b>	<b>Contact Info</b>	<b>Square Foot</b>	<b>Price</b>	<b>Notes</b>
<b>LEASED</b>						
<b>Property Name</b>	<b>Address</b>	<b>Owner/Realtor</b>	<b>Contact Info</b>	<b>Square Foot</b>	<b>Price</b>	<b>Notes</b>
Mcrory Timmerman - Residential	120 W 2nd St - Suite H	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	1400 SF	2800/month	Residential
<b>PLANNED RENNOVATION PROJECTS</b>						
<b>Property Name</b>	<b>Address</b>	<b>Owner/Realtor</b>	<b>Contact Info</b>	<b>Proposed Use</b>	<b>Status</b>	<b>Scope</b>
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	<a href="mailto:rjeanes@cldrealth.com">Rjeanes@cldrealth.com</a>	Retail/Office	Plans for Exterior Review	Façade Renovation
Taylor National Bank	200 N Main St	Chisum and Cissie Pierce	<a href="mailto:Chism@getchimed.com">Chism@getchimed.com</a>	Mixed use	Mortar needs to be slected	Interior and exterior repair
Thames Home	117 E 6th Str	Jessica Morgan	<a href="mailto:jessicalauren@icloud.com">jessicalauren@icloud.com</a>	Mixed Use	FIG application submitted for staff review	Restoration of exterior
<b>ACTIVE RESTORATION PROJECTS</b>						
Taylor Hall	111 W 3rd St; Ste 400	Ryder Jeanes	<a href="mailto:rjeanes@cldreality.com">rjeanes@cldreality.com</a>	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	<a href="mailto:mikehobbble@gmail.com">mikehobbble@gmail.com</a>	interior remodel	Permit 2024-13410 issued - work ongoing	replace sheetrock, new wiring, replace toilets, update wiring

Luhn-Johns Building	217-221 N Main St	Ujjal Ghoshtagore	ujjieg@gmail.com	Kitchen services for Tejas Meat Supply	Electrical work	Applied for CO 03/29/2025
Eanes-Prewett Building	119-121 E 3rd St	Casey Denton	512-808-3483	Mixed Use		Interior and Exterior Reno
<b>BUSINESS UPDATES</b>						
Sweet Claw	417 N Main St.Suite A	Michael Hobbble	mikehobbble@gmail.com	Retail/Games	Dec 8 CO A3	Gave Sign Grant Application
Neighborhood Bootle Shoppe	120 W 2nd st F	Kirsten Sheldrake		Lounge	Dec 15,25 CO	Addition of Lounge
The Howard						

Taylor Main Street's  
Monthly Activity  
Report December  
2025

Downtown Property:

- Number of Properties for Sale: 10 (1 property is a vacant lot)
- Number of Commercial Properties Listed for Lease: 23
  - 8 Individual Storefronts
  - 8 Interior Office Spaces
  - 4 Restaurant (1 will build when leased)
  - 1 Industrial/Flex
  - 2 Residential Properties for Lead
- Planned Building Renovation Projects:
  - 4 Planned
- Proposed New Construction Projects:
  - None
- Current Building Renovation Projects:
  - 6 current projects

Business Activity

- Businesses moved during the Period:
  - None
- Businesses Closed during the Period:
  - None
- Businesses Opened during the Period:
  - Howard

Film Friendly Taylor – Film Events in Taylor:

- none

Events:

- **12/06 – Christmas Parade and Vendor Village**
- **12/13-14 – Taylor Tour of homes**

Special Events Permits:

- 12.13.2026 – Our Lady of Guadalupe Procession

Community Outreach / Meetings Attended:

- **12/01 – Rev. Martin Luther King Jr – Video Prep Meeting**
- 12/02 – Spark! Exhibition Training
- 12/02 – City of Taylor Christmas Parade Meeting
- 12/02 – TEDC meeting
- 12/03 – Present at the Kiwanis
- 12/03 – GivePulse Overview – Volunteer Management
- 12/03 – PO Process training
- 12/04 - Tischlerbise/Development Services
- 12/04 – City of Taylor – Domain Discussion

- 12/04 – City of Taylor Sesquicentennial Committee Meeting
- 12/04 – Community Assessment Platform Training
- 12/08 – TISD x Spark!
- 12/09 – Minute Men meeting for notification letter
- 12/09 – Director Interviews
- 12/09 – TMSP Reinvestment Numbers Workshop
- 12/11 – Special Event Coordinators Meeting
- 12/11- Minute Men meeting for notification letter
- 12/11 – Spark! Cohort Conversations
- **12/11 – Our Lady of Guadalupe Planning Meeting**
- 12/11 – Met/ Spoke at Rotary
- 12/11- Our Lady of Guadalupe Waiver of Fees Meeting
- 12/15 – Radio interview
- 12/15 – Minute Men meeting for notification letters
- 12/15 – Directors' meeting
- 12/15 - KWTX follow-up meeting
- 12/16 – Main Street and TIF Financial review
- 12/17 – The Texan Café – 1<sup>st</sup> Anniversary Ribbon Cutting
- 12/17 – Taylor Social Media discussion Madden
- 12/17 – Ribbon Cutting Home2 Suites
- 12/17 – **MSAB and Tif Meetings**
- 12/18 – Post Event – City of Taylor Christmas Parade
- 12/18 – Meet with Texas Geocaching Association
- 12/18 – Met with Parks Department about Civic Rec
- 12/18 – City of Taylor Sesquicentennial Meeting
- 12/18 – **Welcome Reception for Downtown Director**
- 12/19 – City of Taylor Stakeholder meeting
- 12/19 – Community Assessment training
- 12/23 – HPC calls
- 12/31 – **Martin Luther King Jr Video Prep Meeting**
- 12/31 – Farmer’s Market Meeting

Downtown Business Visits: Hayley’s Grains, Ripple and Rose, Hacienda Coffee, Neighborhood Bottle Shoppe, Black Sparrow Music Parlor, Ideal Barbershop, True Barbershop, TW Sales DCD Recon, Taylor Bike Company, The Texan, Silver Moon Curios, Western Darlin, Mezoozah, Rhinestone Cowgirl, and Sweet Southern Finds, Karch Music, the Nail Shack, Netta’s Nook, the Soap Bar, Taylor Sporting Goods, and 74 Man Store, KXRT, Brocato, American youth works, Flakes, and Light House

- Other introductions were made outside of the downtown businesses, including Boards, Chamber, Old Taylor High Business Owners, and citizens