

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD MEETING**  
**CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574**  
**FEBRUARY 18, 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 January 21, 2026.  
*Niecy Baum*
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

**IV. REGULAR AGENDA - NEW BUSINESS**

5. Discuss and consider adoption of new transformation strategies based on priorities from work shop.

**V. REGULAR AGENDA - CONTINUING BUSINESS**

6. Discuss the results of the Downtown Connection meeting.
7. **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  
City Hall Conference Room 400 Porter Street, Taylor, Texas 76574  
January 21, 2026 5:00 PM

**MEMBERS PRESENT**

Doug Moss  
Ruth Rivera  
Jeff Snyder  
Curie Humphreys  
Alyse Mervosh

**MEMBERS ABSENT**

**OTHERS PRESENT**

Niecy Baum, City Liaison  
Ruby Fisher  
Regina Carlson  
Chuck Farr

- I. Call to order and declare a quorum – A quorum was declared, and a meeting was called to order at 5:53 PM.
- II. Citizen Communications - none
- III. Consent Agenda:
1. Approve the Minutes of the Main Street Advisory Board meeting held on December 17, 2025. *Niecy Baum.*
    - a. Adjustments
      - i. Why is Eddie Chavez in all caps?
      - ii. Items 1, 2, and 3 are TIF meeting items, not Main Street Advisory – Document Outline Drafted, motioned by Mitch Drummond – this is a TIF thing, not a Main Street Thing.
      - iii. Downtown Connections items – needs to be clarified that the civil services are coming to present, not to serve as police services
      - iv. Item five – It is a “partnership” between Talbot Commons Pocket Hotel and City Post Chop House
      - v. Item seven – “Doug Moss asked if the road above the sewer line would be patched, or completely resurfaced.”
    - b. Alyse Mervosh motioned, and Ruth River seconded to approve the minutes with the listed edits. The motion passed unanimously.
  2. Receive the report from the GL(100-524) and Main Street Revenue Funds (123). *Niecy Baum*
    - a. The report was received as information.
  3. Receive the Downtown property and Business report as information. *Niecy Baum*
    - a. The Black Sparrow Music Parlor is no longer for sale.
    - b. 2<sup>nd</sup> and Main Lofts – attempting a furnished apartment for lease, around \$1600/month
    - c. Mike Hobble can be taken off the Improvements section – as it has been completed.
    - d. The report was received as information.
  4. Receive the Main Street Activity Report as information. *Niecy Baum*
    - a. The report was received as information.
- IV. NEW BUSINESS:
5. Discuss the postponement of the Historic Preservation District and the Notice. *Niecy Baum.*
    - a. Niecy Baum reported that the Historic Preservation District is on pause. A consultant has been brought in to aid the process, and town halls and discussion groups will be held. The report was received as information.
- V. CONTINUING BUSINESS
5. Discuss and provide directions to staff on the Bludot Program Open Rewards demonstration. *Niecy Baum.*
    - a. Ruth River motioned, and Jeff Snyder seconded to provide a recommendation to Downtown Staff to pursue funding of the yearly subscription and the reward fund for the Bluedot Open Rewards Program. The motion passed unanimously.
  6. Discuss and provide direction to staff on Breakfast Bites schedule, now known as the Downtown Connections.
    - a. Ruth Rivera motioned, and Curie Humphreys seconded to host Downtown Connects, renamed from Breakfast Bites, on February 10, 2026, from 9 AM – 10:30 AM at the Howard. The motion passed unanimously.
  6. Receive Justice Cetner Committee Report.
    - a. Justice Center report received.
- VI. Adjourn – Ruth Rivera motioned and was seconded by all to adjourn at 7:45 PM. The motion passed unanimously.
- Notes for Next Month – Ruth Rivera has resigned from the Main Street Board after more than five years of dedicated service, effective at the end of March 2026. Her smile and always positive demeanor will be missed. We all appreciated and loved Ruth and her hard work as Vice Chair. Thank you, Ruth!

Niecy Baum  
Downtown Director

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

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	13,633.69	30,958.61	16.54	0.00	156,241.39
524-115	LONGEVITY PAY	96.00	0.00	96.00	100.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	187,296.00	13,633.69	31,054.61	16.58	0.00	156,241.39
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	300.00	31.35	135.47	45.16	0.00	164.53
524-121	FICA SOCIAL SECURITY	14,351.00	1,044.91	2,379.86	16.58	0.00	11,971.14
524-122	WORKERS COMPENSATION	345.00	0.00	221.96	64.34	0.00	123.04
524-123	STATE UNEMPLOYMENT TAXES	126.00	60.01	60.01	47.63	0.00	65.99
524-124	RETIREMENT-TMRS	26,873.00	926.36	2,449.91	9.12	0.00	24,423.09
524-126	HEALTH INSURANCE	20,900.00	1,746.44	6,674.12	31.93	0.00	14,225.88
524-127	DENTAL INSURANCE	410.00	47.24	188.96	46.09	0.00	221.04
524-128	LONG TERM DISABILITY	380.00	52.35	172.88	45.49	0.00	207.12
524-129	VISION INSURANCE	120.00	9.58	18.52	15.43	0.00	101.48
	* SUB-CATEGORY TOTAL *	63,805.00	3,918.24	12,301.69	19.28	0.00	51,503.31
<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	99.00	164.28	41.07	0.00	235.72
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	2,255.53	2,373.53	105.49	0.00	( 123.53)
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	2,354.53	2,596.81	23.39	0.00	8,503.19
** CATEGORY TOTAL **		263,701.00	19,906.46	46,007.95	17.45	0.00	217,693.05

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

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	219.08	467.68	33.39	48.17	1,029.15
524-214	COMPUTER SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
524-215	POSTAGE	100.00	0.74	4.44	4.44	0.00	95.56
	* SUB-CATEGORY TOTAL *	<u>2,145.00</u>	<u>219.82</u>	<u>472.12</u>	<u>24.26</u>	<u>48.17</u>	<u>1,624.71</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>219.82</u>	<u>617.37</u>	<u>15.68</u>	<u>48.17</u>	<u>3,579.46</u>
<u>300-FACILITIES OPERATIONS/MAIN</u>							
<u>UTILITIES</u>							
524-324	CELL PHONES	1,030.00	78.92	385.60	37.44	0.00	644.40
524-326	WIRELESS DATA SERVICES	<u>275.00</u>	<u>20.00</u>	<u>100.00</u>	<u>36.36</u>	<u>0.00</u>	<u>175.00</u>
	* SUB-CATEGORY TOTAL *	<u>1,305.00</u>	<u>98.92</u>	<u>485.60</u>	<u>37.21</u>	<u>0.00</u>	<u>819.40</u>
	** CATEGORY TOTAL **	<u>1,305.00</u>	<u>98.92</u>	<u>485.60</u>	<u>37.21</u>	<u>0.00</u>	<u>819.40</u>
<u>400-EQUIPMENT OPERATIONS/MAINT</u>							

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

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	478.74	57.45	670.26	851.00
	* SUB-CATEGORY TOTAL *	2,000.00	95.75	478.74	57.45	670.26	851.00
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	** CATEGORY TOTAL **	2,000.00	95.75	478.74	57.45	670.26	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	15.93	200.78	1,059.22
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	13.75	200.78	1,259.22
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	** CATEGORY TOTAL **	2,885.00	0.00	0.00	6.96	200.78	2,684.22
 <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: JANUARY 31ST, 2026

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	20,320.95	47,589.66	17.70	919.21	225,627.13
***	TOTAL EXPENSES	274,136.00	20,320.95	47,589.66	17.70	919.21	225,627.13
***	TOTAL PROFIT / (LOSS)	( 274,136.00)	( 20,320.95)	( 47,589.66)	17.70	( 919.21)	( 225,627.13)

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

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

123-MAIN STREET REVENUE FUND  
 FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.
<u>REVENUE SUMMARY</u>						
430-USE OF MONEY AND PROP		0.00	0.00	21.01	0.00	0.00
440-DONATIONS FROM PRIVAT		39,000.00	( 181.31)	19,332.69	49.57	0.00
450-INTERFUND OPERATING T		<u>53,100.00</u>	<u>1,250.00</u>	<u>2,500.00</u>	<u>4.71</u>	<u>0.00</u>
*** TOTAL REVENUES ***		<u>92,100.00</u>	<u>1,068.69</u>	<u>21,853.70</u>	<u>23.73</u>	<u>0.00</u>
<u>EXPENDITURE SUMMARY</u>						
615-MAIN STREET ADMINISTR		<u>92,100.00</u>	<u>6,695.52</u>	<u>33,464.12</u>	<u>37.36</u>	<u>944.90</u>
*** TOTAL EXPENDITURES ***		<u>92,100.00</u>	<u>6,695.52</u>	<u>33,464.12</u>	<u>37.36</u>	<u>944.90</u>
*** TOTAL PROFIT / (LOSS) ***		<u>0.00</u>	<u>( 5,626.83)</u>	<u>( 11,610.42)</u>	<u>0.00</u>	<u>( 944.90)</u>

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

123-MAIN STREET REVENUE FUND  
 REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.
<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
** REVENUE CATEGORY TOTAL **		0.00	0.00	21.01	0.00	0.00
<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
440-356	CHRISTMAS BAZAAR	0.00	( 181.31)	893.69	0.00	0.00
440-358	TAYLOR FEST	8,500.00	0.00	0.00	0.00	0.00
440-360	2ND SATURDAY	3,000.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		39,000.00	( 181.31)	19,332.69	49.57	0.00
<u>450-INTERFUND OPERATING TRANSF</u>						
450-362	TRANSFER FROM H.O.T.	5,000.00	1,250.00	2,500.00	50.00	0.00
450-365	TRANSFER FROM GENERAL FUND	48,100.00	0.00	0.00	0.00	0.00
** REVENUE CATEGORY TOTAL **		53,100.00	1,250.00	2,500.00	4.71	0.00
*** TOTAL REVENUES ***		92,100.00	1,068.69	21,853.70	23.73	0.00

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

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.
<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
615-235	MAIN ST CAR SHOW	30,000.00	0.00	19,355.60	67.67	944.90
615-236	TAYLOR FEST	14,000.00	0.00	0.00	0.00	0.00
615-237	WINE SWIRL	2,000.00	0.00	172.00	8.60	0.00
615-238	CHRISTMAS BAZAAR	600.00	335.54	335.54	55.92	0.00
615-239	SPOOKTACULAR	4,000.00	0.00	1,500.00	37.50	0.00
	* SUB-CATEGORY TOTAL *	59,100.00	335.54	21,363.14	37.75	944.90
<u>PUBLIC SAFETY SUPPLIES</u>						
615-240	CITY PARADES	25,000.00	6,009.98	11,750.98	47.00	0.00
	* SUB-CATEGORY TOTAL *	25,000.00	6,009.98	11,750.98	47.00	0.00
<u>SPECIALTY SUPPLIES</u>						
615-259	MISC. SUPPLIES	3,000.00	0.00	0.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	3,000.00	0.00	0.00	0.00	0.00
	** CATEGORY TOTAL **	87,100.00	6,345.52	33,114.12	39.10	944.90
<u>500-CONTRACT SERVICES AND FEES</u>						

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: JANUARY 31ST, 2026

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.
<u>PROFESSIONAL SERVICES</u>						
<u>FEES FOR SERVICES</u>						
615-528	ADVERTISING	5,000.00	350.00	350.00	7.00	0.00
	* SUB-CATEGORY TOTAL *	5,000.00	350.00	350.00	7.00	0.00
** CATEGORY TOTAL **		5,000.00	350.00	350.00	7.00	0.00
<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	6,695.52	33,464.12	37.36	944.90
***	TOTAL EXPENSES ***	92,100.00	6,695.52	33,464.12	37.36	944.90
***	TOTAL PROFIT / (LOSS) ***	0.00	( 5,626.83)	( 11,610.42)	0.00	( 944.90)

\*\*\* 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
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 furnished	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
Mcrory 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>
Mcroy 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@getchismed.com">Chism@getchismed.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	rjeanes@cldreality.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 Hobbie Bldg- <b>completed</b>	417 N Main St	Mike Hobbie	mikehobbie@gmail.com	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's Main Street**  
Monthly Activity Report  
January 2026

**Downtown Property Activity**

- Number of Properties for Sale: 9 (1 property is a vacant lot)- one taken off for sale
- Number of Commercial Properties Listed for Lease: 26
  - 1 Bar
  - 1 commercial
  - 6 Office/Conference
  - 1 Industrial Flex
  - 1 Industrial/Warehouse
  - 5 Residential
  - 2 Restaurant
  - 9 Retail
- Planned Building Renovation Projects:
  - 4 Planned
- Proposed New Construction Projects:
  - None
- Current Building Renovation Projects:
  - 5 current projects

**Business Activity**

- Businesses moved during the Period:
  - None
- Businesses Closed during the Period:
  - None
- Businesses Opened during the Period:
  - Expansion of Bottle Shoppe

**Film Friendly Taylor – Film Events in Taylor:**

- Super Bowl Commercial – Invest America

**Events:**

- **Every Saturday Famer's Market**
- 1/10 Second Saturday Shop and Stroll
- **1/19 Dr. Martin Luther King Jr. Day Celebration**

**Special Events Permits:**

- 1/19 Dr. Martin Luther King Jr March permit

**Community Outreach / Meetings Attended:**

- 1/6/2026 Update on Downtown Dept.
  - 1/6/2026 Update on New City Hall Construction
  - 1/6/206 TIF # 1 Training
  - **1/7/2026 Historic Preservation Commission meeting**
  - **1/8/2026 Dr. Martin Luther King Jr. March meeting**
  - **1/8/2226 City Council Meeting**
  - 1/8/2026 Special events Programming
  - 1/8/2026 Spark Exhibition Training
- 
- 1/8/2026 Encode Training
  - 1/9/2026P&Z Agenda Review
  - 1/9/2026Downtown Discussion with TEDC
  - **1/9/2026 Film Dr. Martin Luther King Jr film video**
  - **1/12/2026 T Foundation**
  - 1/13/2026 Downtown Tourism TEDC
  - **1/13/2026 P& Z meeting**
  - 1/14/2026 Eventeny Demo
  - 1/14/2026 KWTX Visits Taylor
  - 1/14/2026 Farmer's market turnover
  - 1/14/2026 Taylor Arts Council Subcommittee
  - **1/14/2026 Public Arts Advisory Board**
  - 1/15/2026 Dr Martin Luther King Road Closure Permit meeting
  - 1/15/2026 Sequential Events planning
  - 1/15/2026 Vacant Building Ordinance Implementation meeting
  - 1/16/2026 Lion's Club Presentation
  - **1/16/2026 Set up Library for Dr MLK Celebration**
  - **1/17/2026 Farmer's Market**
  - **1/19/2026 Dr MLK Celebration**
  - 1/20/2026 Historic Preservation recap
  - 1/20/2026 Rosedale Rise Event discussion
  - 1/21/2026 Kiwanis Presentation
  - 1/21/2026 Sewer line construction meeting
  - 1/22/2026 Spark Training
  - 1/22/2026 Donna Channel Ground Breaking
  - 1/23/2026 Walk through 119 and 121 E 3<sup>rd</sup> project
  - **1/24/2026 Farmer's Market**
  - 1/27/2026 TEDC Downtown and tourism
  - 1/28/2026Development Services meeting
  - 1/28/2026 Main Street Chair meeting
  - 1/28/2026Easter Egg Hunt meeting
  - **1/28/2026 Public Arts Advisory Board**
  - 1/28/2026 Don Hill Taylor Talk prep meeting

- 1/29/2026 Historic Sign topper
- 1/30/2026 Car Show contest meeting
- **1/31/2026 Farmer's Market**

**\*Bolded items are outside of normal business hours**

Downtown Business Visits:

Hayley's Grains, Ripple and Rose, Hacienda Coffee, Neighborhood Bottle Shoppe, Black Sparrow Music Parlor, 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, Howard, Taylor Sporting Goods, and 74 Man Store, KXRT, Brocato, Flakes, and Light House, and Wild flower Corks and Brews, 2ns Street Station, Curbside Coffee

## Recap Work Shop 2/10/2026

### Ranked Projects

#### 1. Front Porch of Texas Project

##### a. Elements

- i. Rockers
- ii. Open Flags
- iii. Potted Plants
- iv. Trashcans
- v. Bike racks
- vi. Awnings /Shade/Misters
- vii. Music-speakers
- viii. Small Green spaces
- ix. Landscaping
- x. Art (Painted Pianos, Murals)
- xi. Wayfinding
- xii. Level up /Roads
- xiii. Sidewalks
- xiv. Crosswalks
- xv. Bumpouts
- xvi. Maintenance and operations plan (landscaping contract – move to dedicated person)

##### b. Events

- i. Use Second Saturdays
  - 1) Front Porch parties
    - i. Stage 1 turns into Front Porch Fest
  - 2) Recognition of best Front Porch each month (garden flag)

#### 2. Identity / Tourism Program

- a. City Council Adopt Tourism Plan
- b. Person to support (Marketing/Madden funds/ HOT)
- c. Social media
- d. Website
  - i. Professional Photos and Video
  - ii. Business profiles/Maps
  - iii. Populate events
  - iv. Attractions
  - v. Software to support

- e. Branding
    - i. Logo
    - ii. Signage – build up to “Front Porch of Texas” as an ID
    - iii. A Frame signage for business with branding
  - f. Digital Directories
    - i. EXPO Center, TRP complex, HEB, Walmart, Heritage Square, Justice Center
3. 3 R’s Program - Retention, Recruitment, Revitalization
- a. Event for vacant building owners – Transform Taylor
    - i. Bring in Banks, Realtors, Developers, Investors, THC
  - b. Historic Preservation Launch
  - c. Placer AI – Statistics for businesses, types, foot traffic counts, demo and psychographics – need quarterly
  - d. Horizontal Parking
  - e. Alleys
    - i. Clea up
    - ii. Central trash
    - iii. Commercial material recycling
    - iv. Hard surfacing
  - f. Event Grants for multiple businesses – 3 or more business
  - g. Marketing Grants
  - h. City Supported Economic Development Grants
  - i. Create Documents on resources and supporting partners
  - j. Encourage upper story activation
4. Other Ideas
- Move Chamber Downtown
  - Coalition of the Willing – Downtown Business Association