

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
FEBRUARY 18, 2026, 5:00 PM

I. CALL TO ORDER AND DECLARE A QUORUM

CITIZEN COMMUNICATION

(The TIF #1 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

1. Review and consider action on the minutes from the January 21, 2026, meeting. *Niecy Baum*
2. Receive the TIF#1 (119) Fund report as information

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on a Fire Suppression Grant for 119 E 3rd St
4. Review and consider action on 121 E 3rd St Fire Suppression Grant
5. Review and consider action on 121 E 3rd St Facade Grant
6. Review and consider action on 119 E 3rd St Facade Grant
7. Review and consider action on priorities from workshop.
8. Review and consider action on request for funds for priority project.

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: _____ Date: _____

MINUTES

CITY OF TAYLOR, TEXAS

TIF # 1 BOARD MEETING

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

January 21, 2026 5:30 PM

MEMBERS PRESENT

Doug Moss
Jeff Snyder
Alyse Mervosh
Mitch Drummond
Ruth Rivera
Curie Humphreys

MEMBERS ABSENT

Ron Verano

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 5:03 PM.
- II. Public Comment -none
- III. Consent Agenda
 1. Approve the Minutes of the TIF # 1 Board meeting on December 17, 2025. *Niecy Baum*.
 - a. Curie Humphreys motioned, and Alyse Mervosh seconded a motion to approve the minutes, with the addition of spelling changes and changing the wording of an item to reflect that a report of anticipated revenue for FY26 should be provided to the board before the end of 2026. The motion passed unanimously.
 2. Receive the report from the TIF #1 (119) Fund report as information. *Niecy Baum*.
 - a. The report received as information.
- IV. New Business: none
- V. Continuing Business:
 1. Discuss and give staff direction on the workshop to set priorities for the Master Plan implementation with TIF #1 Funds. *Niecy Baum*
 - a. Jeff Snyder motioned, and Alyse Mervosh seconded to hold a workshop on February 10th from 10 am – 2 pm at the Library Meeting Room. The motion passed unanimously.
 2. Discuss and give staff directions on the additional trash cans. *Niecy Baum*
 - a. It was noted that item 2 would be tabled to discuss at the workshop on February 10th.
 3. Discuss and give staff direction on the proposed Rocking Chair program. *Niecy Baum*
 - a. It was noted that item 3 would be tabled to discuss at the workshop on February 10th.
 4. Recap 112 W 2nd St Sign Grant. *Niecy Baum*.
 - a. Niecy Baum noted that the recipient of the sign grant and the City had come to an agreement over the provision of \$1,500.00.
- VI. Adjourn – Alyse Mervosh motioned, and Curie Humphreys seconded to adjourn at 5:52 PM. The motion passed unanimously.

TIF #			FY 26 Budget	2022	2023	2024	2025	2026	2027	2028	2029	2030	
119-520-815		Fixed =>	Annual Debt Service	(\$339,500)	(\$341,700)	(\$338,600)	(\$340,350)	(\$341,800)	(\$342,950)	(\$338,800)	(\$339,500)	(\$339,900)	<=Last Payment
119-520-519	Growth Est.	0.0%	Economic Development Consulting Services (TBD)					(\$100,000)	(100,000)	(100,000)	(100,000)		
119-520-519 & 119-520-539		0.0%	Public Art Projects					(\$37,000)	(37,000)	(37,000)	(37,000)		
119-520-813		0.0%	Façade Grants					(\$75,000)	(75,000)	(75,000)	(75,000)		
119-520-815		5.0%	Downtown Landsaping & Mowing					(\$70,000)	(73,500)	(77,175)	(81,034)		
119-520-817	815	5.0%	Staff Support (Special Events Coordinator)					(\$93,050)	(97,703)	(102,588)	(107,717)		
119-520-819		0.0%	Economic Development Grants					(\$200,000)	(200,000)	(200,000)	(200,000)		
119-520-819		0.0%	Fire Suppression Grants					(\$25,000)	(25,000)	(25,000)	(25,000)		
			Total Budget					(\$941,850)	(951,153)	(955,563)	(965,251)		
			Net Over/(Under)					\$164,381	\$188,865	\$219,085	\$244,893		
			Ending Cash Balance	\$268,507	\$554,217	\$847,693	\$1,235,949	\$1,400,330	\$1,589,195	\$1,808,280	\$2,053,173		

Line Item	Budget		YTD Spends			YTD Balance
119-520-815	\$ 504,850.00		\$ 252,425.00			\$ 252,425.00
			Oct	126,212.50		
			Annual Deppt ser	Herritage Park	\$ 85,450.00	
			Landscaping		\$ 17,500.00	
			City staff		\$ 23,262.50	
			Jan	126,212.50		
			Annual Deppt ser	Herritage Park	\$ 85,450.00	
			Landscaping		\$ 17,500.00	
			City staff		\$ 23,262.50	
119-520-519	\$125,000		\$2,160			
			Dec	2,160.00		
119-520-539	\$12,000		\$ -			
119-520-817	is included in 815					
119-520-819	\$ 225,000		\$10,069			\$ 214,931.00
	Lionheart		Dec Downtown Master plan Update	\$10,069.00		
	Lionheart	Outstandi	Downtown Master plan	\$ 25,801.25		
	Lionheart	Partial	Downtown Master Plan	\$ 41,931.00		

119-520-813	\$75,000	\$	1,500.00			\$ 73,500.00
			Jan Sign grant 112 W 2nd	1,500.00		

119-520-813	GRANT BUDGET	\$75,000	GRANT AWARDED	\$ 51,500.00	GRANT BALANCE	\$ (51,500.00)							
Street #	Street	Grant type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported HTC	Amount Paid	Total Cap investment	Budget Year Burdened	Notes
113	E 3rd St	Facade	1/4/2025	\$ 25,000.00	12/18/2024	\$ 25,000.00	12/18/2025	1/30/2026	Q1 26	\$ 25,000.00	\$ 50,602.00	25/26	Extension to Jan 31, 2026 awarded on 11/19/2025
115	E 3rd St	Facade	1/4/2025	\$ 25,000.00	12/18/2025	\$ 25,000.00	12/18/2025	1/30/2026	Q1 26	\$ 25,000.00	\$ 53,748.00	25/26	Extension to Jan 31, 2026 awarded on 11/19/2025
112	W 2nd St	Sign	1/4/2025	\$ 7,188.50	12/17/2025	\$ 1,500.00	1/4/2026	1/13/2026	Q1 26	\$ 1,500.00	\$ 14,377.00	25/26	
119	E 3rd St	Facade	1/21/2026	\$ 25,000.00							\$ 62,769.00	25/26	
121	E 3rd St	Facade	1/21/2026	\$ 25,000.00							\$ 89,786.00	25/26	
119	E 3rd St	Fire Sup	1/21/2026	\$ 25,000.00							\$ 63,000.00	25/26	
121	E 3rd St	Fire Sup	1/21/2026	\$ 25,000.00							\$ 63,000.00	25/26	
						\$ 51,500.00				\$ 51,500.00	\$ 397,282.00		



TAYLOR TAX INCREMENT FINANCING (TIF) FUND GRANT APPLICATION

Taylor Main Street seeks to improve the image of downtown through the historic restoration and rehabilitation of commercial buildings. As an economic incentive, Taylor Main Street has designed the fire suppression system grant program.

Date: _____

Applicant Name: _____

Applicant Mailing Address: _____

Applicant Email Address: _____

Address of property for which grant is being requested: _____

Describe the proposed project for which grant is being requested: _____

Amount of funds being requested: _____

How the funds will be used: _____

Describe why the funds are needed: _____

Private Capital Investment: _____

Please submit all bids received for work for which grant funds are being requested.

Signature of applicant

Printed Applicant Name

Include Quotes/Bids for Proposed Project



Application Instructions

If you have any questions, please contact the Main Street Manager at 512-352-3463.

FIRE SUPPRESSION SYSTEM GRANT DETAILS (please read carefully):

Fire suppression systems grants may be available depending upon the appropriation of funds each fiscal year.

Grants are available on a matching basis not to exceed 50% of the cost of the system up to \$25,000.00. The TIF District #1 Board may limit an individual grant to a \$10,000 match should increased demand for grants warrant in a given fiscal year.

No grants will be awarded for work that has already been done or for work that is covered by insurance.

All grants are available throughout the year, on a first come, first serve basis until total funds are depleted.

Once the available grant funds in a fiscal year have been committed, no additional applications will be accepted until the following fiscal year.

Grants will only be available for properties that will be occupied by authorized uses within a defined time period. Grants will not be awarded for vacant properties in order to market them for sale. Occupancy will be determined by the issuance of a Certificate of Occupancy from the City of Taylor.

The following goals will be considered in evaluating grant applications:

- Type of use that will occupy the building.
- Will the fire suppression system allow vacant portions of a building to be occupied?
- Will the fire suppression system allow vacant upper floors to be occupied?

- Does the proposed use of the building implement the goals of the downtown master plan and comprehensive plan?

GRANT APPLICATION PROCESS

1. **Determine eligibility:** Discuss project plans and determine grant eligibility with Main Street Manager. Complete Taylor Tax Increment Financing (TIF) Fund Grant Application.
2. **Complete fire suppression system grant application form:** Obtain itemized written work estimates on the project work from at least three qualified contractors.
3. **Return the completed grant application form** with all original itemized work estimates to the Main Street Office at 400 Porter Street no later than 5:00 pm the Wednesday prior to the first Friday of each month, for consideration by the TIF Board the following month.
4. **The grant approval process will include without limitation, the following:**
 - (a) The Tax Increment Financing Board (TIF) meets at 5:00 pm the third Wednesday of each month as needed, and all grant applicants are required to attend and present their grant request.
 - (b) Notwithstanding anything stated in this grant application to the contrary, final approval for any grant shall be vested in the City Council.
 - (c) The Tax Increment Financing Board shall consider only grant applications which have been properly and fully completed and which contain all information required in the grant application.
 - (d) An Applicant who submits an application that was denied a grant by the Tax Increment Financing Board shall not be eligible to re-submit a grant application for six (6) months from the date the prior application was declined.
 - (e) Grant recipients will be required to complete the installation of the fire suppression system within a defined timeframe. Recipients must apply for the permit within sixty (60) days of grant approval and complete the project within six (6) months from the date the permit is issued.
 - (f) The applicant is required to obtain all applicable City permits and City approval, including passing all final inspections required for the grant that is awarded.

5. **Reimbursement:** All grants are paid as a reimbursement after the work has been completed and passed all required city inspections. Documentation of payment to all contractors shall be submitted to the city with the reimbursement request.



TAYLOR TAX INCREMENT FINANCING (TIF) FUND GRANT APPLICATION

Taylor Main Street seeks to improve the image of downtown through the historic restoration and rehabilitation of commercial buildings. As an economic incentive, Taylor Main Street has designed the fire suppression system grant program.

Date: _____

Applicant Name: _____

Applicant Mailing Address: _____

Applicant Email Address: _____

Address of property for which grant is being requested: _____

Describe the proposed project for which grant is being requested: _____

Amount of funds being requested: _____

How the funds will be used: _____

Describe why the funds are needed: _____

Private Capital Investment: _____

Please submit all bids received for work for which grant funds are being requested.

Signature of applicant

Printed Applicant Name

Include Quotes/Bids for Proposed Project



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The following goals will be considered in evaluating grant applications:

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5. **Reimbursement:** All grants are paid as a reimbursement after the work has been completed and passed all required city inspections. Documentation of payment to all contractors shall be submitted to the city with the reimbursement request.



TAYLOR MAIN STREET
Façade Improvement Grant (FIG) Program Application

We are delighted you are considering improving your building in historic downtown Taylor. Downtown Taylor is the heart of our city, and it beats with life and vibrancy. The buildings are a large part of what gives downtown the charm and character people enjoy. One of the goals of the Main Street Advisory Board is to help building owners maintain, improve, and rehabilitate their buildings. This Façade Improvement Grant is funded by the downtown Taylor “TIF (Tax Increment Financing) District 1”. An important aspect of this grant is **to provide clear guidance for building owners whose existing structures are deemed as historic structures or are listed in the National Register of Historic places** to use the United States Secretary of the Interior’s Rehabilitation Standards as the renovation guideline. This ensures that the building will continue to contribute to the excellent building stock that is in downtown Taylor.

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

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

Should you have any questions as you complete this application, please contact the Main Street Manager at 512-352-3463. Please return the completed application with requested attachments and signatures to the Main Street office at Taylor City Hall or by email to TaylorMainStreet@TaylorTX.gov.



Applicant Name:

Date:

Business Name:

Mailing Address:

Phone:

Email:

Building Owner:

Contact Phone:

Email:

Project Site/Address:

SCOPE OF WORK (see required attachments):

- 1. Clean and/or repair brick \$ _____
- 2. Sand and paint weathered boards \$ _____
- 3. Repair/replace storefront window and/or door system \$ _____
- 4. Repair/replace upper floor windows \$ _____
- 5. Repair/replace transom windows \$ _____
- 6. Repair/replace awnings or canopy \$ _____
- 7. Paint stucco, wood or painted masonry \$ _____
- 8. Repair roof, parapet, and /or flashing \$ _____
- 9. Other: _____ \$ _____
- 10. Other: _____ \$ _____
- 11. Other: _____ \$ _____

TOTAL ESTIMATED COSTS: \$ _____

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

REQUIRED ATTACHMENTS:

- ____ 1. Color photographs, showing the entire façade(s) where work will take place.
- ____ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- ____ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ____ 4. If adding or changing materials, include a sample of the product to be used.

____ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

*** If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. ***

TOTAL COST OF PROPOSED PROJECT: \$ _____

TOTAL GRANT REQUEST: \$ _____

(Maximum grant reimbursement is 50% of the total project no to exceed \$25,000 – for example: \$50,000 project = \$25,000 reimbursement grant; \$20,000 project = \$10,000 reimbursement grant; \$100,000 project = \$25,000 reimbursement grant)

LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS (please attach original proposals):

- 1. _____
- 2. _____
- 3. _____

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

Please initial below to attest that you have read and understand the following:

____ I have met with the Main Street Manager, and I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and/or historic preservation of Taylor's historic downtown.

____ I attest that I have not received, nor will I receive insurance monies for this revitalization project.

____ I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade

improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)

_____ I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.

Applicant's Signature

Date

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

OWNER APPROVAL FOR TENANT APPLICANT:

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

Signature: _____ Date: _____

(For official use only)

Date FIG Packet was received: _____

Is the FIG Packet complete: YES

NO

Date FIG Packet was considered by the MSAB: _____

Results of MSAB's consideration:

Main Street Manager's Signature: _____

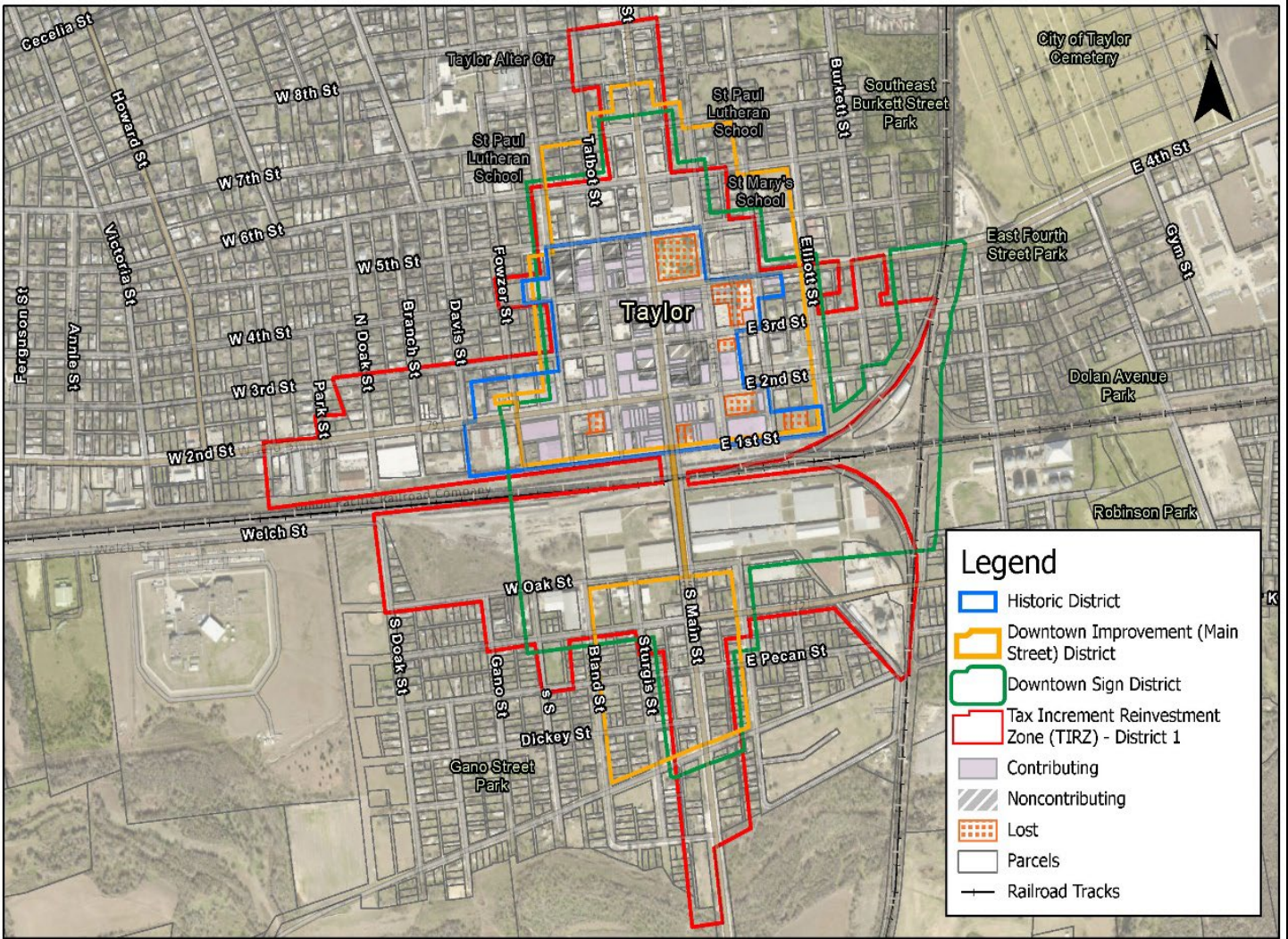
Date: _____

MSAB Chairman's Signature: _____

Date: _____

FAÇADE IMPROVEMENT GRANT REQUIREMENTS:

1. Projects must be located in the Taylor Downtown Improvement District:



Downtown Districts City of Taylor, Texas



2. Applicants must be current in their payment of city utilities and local property taxes (city, county, and TISD).
3. Reimbursement will be made after the completion of the work specified in the application and upon evidence of paid receipts.
4. Legal disclaimer: The City of Taylor accepts no liability for the quality or future maintenance of the project work.

5. The Applicant is required to obtain all City permits and City approval is required for the construction if a grant is awarded.
6. Contractors must be licensed and registered with the City of Taylor.
7. **For any rehabilitations of existing structures deemed as historic structures or those listed in the National Register of Historic Places, those Façade Improvement Grant applications will be reviewed using the Secretary of the Interior’s 10 Standards for Rehabilitation (see Appendix A) to ensure that rehabilitations are consistent with the historic character of the structure or the district in which it is located. These Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Ask the Main Street Manager questions if you want to better understand what these are about.**

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

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

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

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

solely by the MSAB.

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

Please send completed application packets to:

Taylor Main Street
400 Porter Street
Taylor, Texas 76574
512-352-3463

TaylorMainStreet@TaylorTX.gov

APPENDIX A

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

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

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

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
-



TAYLOR MAIN STREET
Façade Improvement Grant (FIG) Program Application

We are delighted you are considering improving your building in historic downtown Taylor. Downtown Taylor is the heart of our city, and it beats with life and vibrancy. The buildings are a large part of what gives downtown the charm and character people enjoy. One of the goals of the Main Street Advisory Board is to help building owners maintain, improve, and rehabilitate their buildings. This Façade Improvement Grant is funded by the downtown Taylor “TIF (Tax Increment Financing) District 1”. An important aspect of this grant is **to provide clear guidance for building owners whose existing structures are deemed as historic structures or are listed in the National Register of Historic places** to use the United States Secretary of the Interior’s Rehabilitation Standards as the renovation guideline. This ensures that the building will continue to contribute to the excellent building stock that is in downtown Taylor.

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

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

Should you have any questions as you complete this application, please contact the Main Street Manager at 512-352-3463. Please return the completed application with requested attachments and signatures to the Main Street office at Taylor City Hall or by email to TaylorMainStreet@TaylorTX.gov.



Applicant Name:

Date:

Business Name:

Mailing Address:

Phone:

Email:

Building Owner:

Contact Phone:

Email:

Project Site/Address:

SCOPE OF WORK (see required attachments):

- 1. Clean and/or repair brick \$ _____
- 2. Sand and paint weathered boards \$ _____
- 3. Repair/replace storefront window and/or door system \$ _____
- 4. Repair/replace upper floor windows \$ _____
- 5. Repair/replace transom windows \$ _____
- 6. Repair/replace awnings or canopy \$ _____
- 7. Paint stucco, wood or painted masonry \$ _____
- 8. Repair roof, parapet, and /or flashing \$ _____
- 9. Other: _____ \$ _____
- 10. Other: _____ \$ _____
- 11. Other: _____ \$ _____

TOTAL ESTIMATED COSTS: \$ _____

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

REQUIRED ATTACHMENTS:

- ____ 1. Color photographs, showing the entire façade(s) where work will take place.
- ____ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- ____ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ____ 4. If adding or changing materials, include a sample of the product to be used.

____ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

*** If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. ***

TOTAL COST OF PROPOSED PROJECT: \$ _____

TOTAL GRANT REQUEST: \$ _____

(Maximum grant reimbursement is 50% of the total project no to exceed \$25,000 – for example: \$50,000 project = \$25,000 reimbursement grant; \$20,000 project = \$10,000 reimbursement grant; \$100,000 project = \$25,000 reimbursement grant)

LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS (please attach original proposals):

- 1. _____
- 2. _____
- 3. _____

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

Please initial below to attest that you have read and understand the following:

____ I have met with the Main Street Manager, and I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and/or historic preservation of Taylor's historic downtown.

____ I attest that I have not received, nor will I receive insurance monies for this revitalization project.

____ I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade

improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)

_____ I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.

Applicant's Signature

Date

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

OWNER APPROVAL FOR TENANT APPLICANT:

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

Signature: _____ Date: _____

(For official use only)

Date FIG Packet was received: _____

Is the FIG Packet complete: YES

NO

Date FIG Packet was considered by the MSAB: _____

Results of MSAB's consideration:

Main Street Manager's Signature: _____

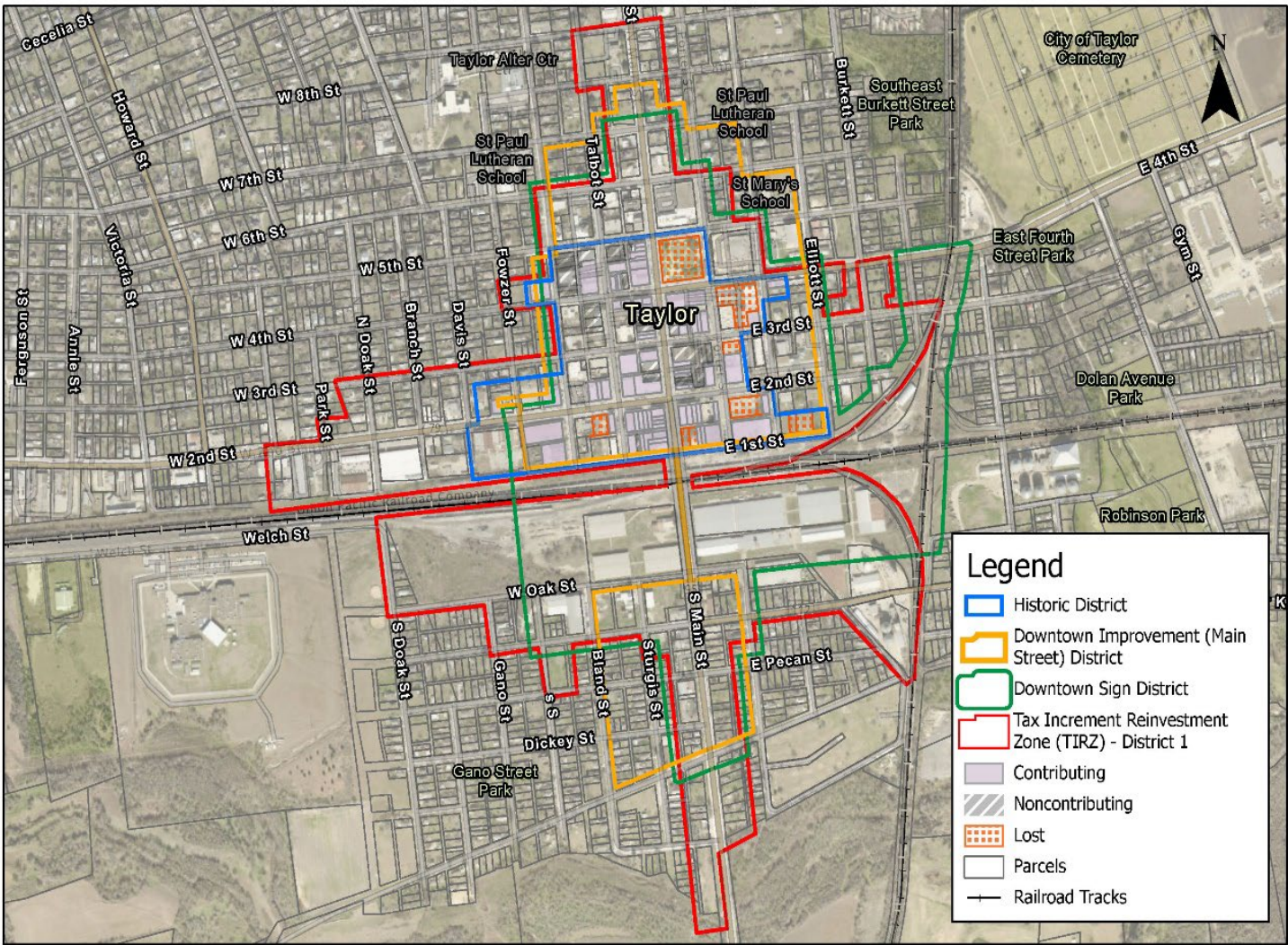
Date: _____

MSAB Chairman's Signature: _____

Date: _____

FAÇADE IMPROVEMENT GRANT REQUIREMENTS:

1. Projects must be located in the Taylor Downtown Improvement District:



Downtown Districts City of Taylor, Texas



2. Applicants must be current in their payment of city utilities and local property taxes (city, county, and TISD).
3. Reimbursement will be made after the completion of the work specified in the application and upon evidence of paid receipts.
4. Legal disclaimer: The City of Taylor accepts no liability for the quality or future maintenance of the project work.

5. The Applicant is required to obtain all City permits and City approval is required for the construction if a grant is awarded.
6. Contractors must be licensed and registered with the City of Taylor.
7. **For any rehabilitations of existing structures deemed as historic structures or those listed in the National Register of Historic Places, those Façade Improvement Grant applications will be reviewed using the Secretary of the Interior’s 10 Standards for Rehabilitation (see Appendix A) to ensure that rehabilitations are consistent with the historic character of the structure or the district in which it is located. These Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Ask the Main Street Manager questions if you want to better understand what these are about.**

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

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

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

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

solely by the MSAB.

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

Please send completed application packets to:

Taylor Main Street
400 Porter Street
Taylor, Texas 76574
512-352-3463

TaylorMainStreet@TaylorTX.gov

APPENDIX A

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

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

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

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
-

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