

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Review and consider action on the minutes from the TIF # 1 meeting held on February 18, 2026.
2. Receive the TIF#1 (119) Fund report as information

IV. REGULAR AGENDA - NEW BUSINESS

3. Swearing in of new board members if required direction (placeholder).
4. Discuss and consider action on moving the board meeting start time
5. Discuss and take action on the appointment of the Chair position
6. Discuss and take action on the appointment of the Vice-Chair position.

V. REGULAR AGENDA - CONTINUING BUSINESS

7. Receive the report from the Budget Committee.
8. Review and consider action on budget adjustments.
9. Receive report from Front Porch Committee.
10. Discuss and consider action on Front Porch Initiative.
11. Receive report from the Economic Development Committee.
12. Discuss and consider action on Economic Development budget suggestions.

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: Niecy Baum Date: 3/11/2026

MINUTES

CITY OF TAYLOR, TEXAS

TIF #1 ADVISORY BOARD MEETING

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

February 18, 2026 – 5:00 PM

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Ruby Fisher, City Liaison
Niecy Baum, Director of
Downtown
Daniel Seguin
Regina Carlson
Chuck Farr
Michael Kaspar
Casey Denton
Brian Sherman
Kirsten Sheldrake

I. CALL TO ORDER AND DECLARE A QUORUM

A quorum was declared, and the meeting was called to order at 5:02 pm.

II. CONSENT AGENDA

1. Review and consider action on the minutes from the January 21, 2026, meeting

A motion was made by Mitch Drummond and seconded by Alyse Mervosh – the minutes were passed unanimously.

2. Receive the TIF#1 (119) Fund report as information.

Niecy Baum presented an Excel Spreadsheet that presented the budget for the TIF#1 for this year, which includes projections for the next four years. Baum discussed the Annual Debt Service, highlighting that it is used to pay back the improvements on Heritage Square. It was explained that the City's fiscal year spans from Oct. 1 through Sept. 30. It was explained that there was \$164,381 available to be spent with City Council approval. It was explained that the TIF#1 budget does not start from a zero balance as the general fund does; unspent funds are maintained in the Fund. Jeff Snyder asked if line items need to be adjusted if that needs to go in front of the council, and was answered yes, as the TIF #1 Board is an advisory board.

The report was received as information.

IV. REGULAR AGENDA - NEW BUSINESS:

1. Review and consider action on a Fire Suppression Grant for 119 E 3rd St
2. Review and consider action on 121 E 3rd St Fire Suppression Grant

Curie Humphreys made a motion to approve the matching grant up to \$25,000 on the condition that three bids be provided that meet the expectations of the grant and that this approval can be executed on a staff level, seconded by Ruth Rivera. The motion passed unanimously.

5. Review and consider action on 121 E 3rd St Facade Grant

A motion was made to provide the applicant with a matching façade grant up to \$25,000 for 121 E 3rd St, pending council approval for the additional funds. Without the approval, the applicant would be provided

with the available funds of \$23,500 by Ruth Rivera, and Ron Verano seconded. Passed with one opposed (Jeff Snyder)

6. Review and consider action on 119 E 3rd St Façade Grant

A motion was made to provide the applicant with a matching façade grant of up to \$25,000 for 119 E 3rd St, pending council approval for the additional funds. Without the approval, the applicant would not be provided with the funds by Ruth Rivera, and Ron Verano seconded. Passed with one opposed (Jeff Snyder)

Chuck Farr asked if there was enough time for Casey Denton to be able to apply twice to the grant over multiple fiscal years. Casey Denton reported that he did not have a desire to wait, as the project has been held to apply to these grants already. Casey Denton clarified that he was applying for a façade grant for the back stairs and awning. Jeff Snyder highlighted that the board had not considered a façade grant for something being created – only restored. Jeff Snyder inquired about the state of the exposed transom windows – Casey Denton reported that the windows would either be restored or replicated as completely as possible.

A motion was made to provide the applicant with two matching façade grants up to \$25,000 each for 119 and 121 E 3rd St.

Casey Denton presented that he purchased land in the City of Taylor in 2021 – he noted that he moved to Thrall and prefers Taylor to Austin, where he moved from. Denton reported that he saw a lot of potential in Downtown and loved the character of the buildings in the Historic Downtown. Denton reported that he bought the properties in September 2024 via auction. The second floor of the building has not been utilized for over decades. The four retail spaces on the ground floor have been utilized more recently. Casey Denton reported that he wanted to bring the façade back to its original glory and establish multi-family upstairs and retail downstairs. Over 1.5 million dollars has been privately invested in the building. Mr. Denton reported that he would be activating the back façade of his building. Mr. Denton reported that he is working closely to maintain historic details such as lionhead awning anchors and the transom windows. Jeff Snyder asked if more than one estimate was to be provided for the Fire Suppression Grant. Niecy Baum reported that she did not communicate that expectation to Mr. Denton. Doug Moss highlighted that a precedent had been established for two addresses with two buildings vs two addresses on one building, and that this aspect needed to be considered. Regina Carlson from the EDC provided two BIG grants to the project.

7. Review and consider action on priorities from the workshop.

The recap from the Workshop was presented by Niecy Baum – she highlighted the vision of becoming the Front Porch of Texas. It was highlighted that the Front Porch Initiative hinged on improving walkability and the comfort of downtown for visitors and locals.

A motion was made to establish two subcommittees - a Front Porch Initiative Subcommittee (Curie Humphreys and Mitch Drummond), and a Recruitment, Retention, and Revitalization Initiative Sheldrake (Kirsten Sheldrake, Mike Kaspar) by Ruth Rivera, seconded by Mitch Drummond. The motion passed unanimously.

8. Review and consider action on the request for funds for the priority project.

A motion was made to establish a Funds for Priority Project Working Group (Niecy Baum and Doug Moss) to have estimates for outlined projects by the March meeting, by Ruth River, and seconded by Curie Humphreys. The motion passed unanimously.

V. REGULAR AGENDA - CONTINUING BUSINESS:

VI. ADJOURN – Mitch Drummond motioned at 6:30 PM, seconded by Ruth Rivera. The motion passed unanimously.

| Line Item | Budget | | YTD Spends | | | YTD Balance | |
|-------------|--------------------|-------------|--|---------------------------------|-----------------|---------------|---------------|
| 119-520-815 | \$ 504,850.00 | Fixed => | Annual Debt Service | \$ 252,425.00 | | | \$ 252,425.00 |
| | | | | Oct | 126,212.50 | | |
| | | | | | Annual Dept. se | Heritage Park | \$ 85,450.00 |
| | | | | | Landscaping | | \$ 17,500.00 |
| | | | | | City staff | | \$ 23,262.50 |
| | | | | Jan | 126,212.50 | | |
| | | | | | Annual Dept. se | Heritage Park | \$ 85,450.00 |
| | | | | | Landscaping | | \$ 17,500.00 |
| | | | | | City staff | | \$ 23,262.50 |
| 119-520-519 | \$125,000 | | Economic Development Consult | \$2,160 | | | |
| | | | | Dec | 2,160.00 | | |
| 119-520-539 | \$12,000 | | Other contract Services | \$ - | | | |
| 119-520-817 | is included in 815 | | Staff Support (Special Events Coordinator) | | | | |
| 119-520-819 | \$ 225,000 | | Fire Suppression Grants | \$10,069 | 25,000.00 | | \$ 189,931.00 |
| | | | | Dec Downtown Master plan Update | \$10,069.00 | | |
| | Lionheart | | | | | | |
| | Lionheart | Outstanding | | Downtown Maste | \$ 25,801.25 | | |
| | Lionheart | Partial | | Downtown Maste | \$ 41,931.00 | | |
| 119-520-813 | \$75,000 | | Façade Grants | \$ 1,500.00 | | | \$ 23,500.00 |
| | | | | Jan Sign grant 112 W 2nd | \$ 1,500.00 | | |
| | | | | Façade Grant | \$ 50,000.00 | | |

| | | | |
|--------------------|--------------|------------|---------|
| Starting balance | 1,131,231.41 | Oct 1 2025 | |
| Annual Dept Servic | (504,850.00) | | 815 |
| Façade Grant | (1,500.00) | sign | 813 |
| | (50,000.00) | Hughes | 813 |
| | (50,000.00) | Denton | 813 |
| Fire Sup | (25,000.00) | Denton | 813 |
| Eco Dev Grant | (51,448.00) | Lion Hart | 819 |
| | (37,000.00) | art | 519 539 |
| Balance 3/11/26 | 411,433.41 | | |
| revenue 2026 | \$1,400,330 | | |
| Total = | 1,811,763.60 | | |

| 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 |
|-------------|--------------|------------|-----------|------------------------|------------|---------------|---------------|-----------|------------------|--------------|----------------------|----------------------|---|
| 119-520-813 | GRANT BUDGET | | \$100,000 | GRANT AWARDED | | \$ 126,500.00 | GRANT BALANCE | | \$ (26,500.00) | | | | |
| 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 | 2/18/2026 | \$ 25,000.00 | | | | | \$ 62,769.00 | 25/26 | need budget adj |
| 121 | E 3rd St | Facade | 1/21/2026 | \$ 25,000.00 | 2/18/2026 | \$ 25,000.00 | | | | | \$ 89,786.00 | 25/26 | need budget adj |
| 119 | E 3rd St | Fire Sup | 1/21/2026 | \$ 25,000.00 | 2/18/2026 | \$ 25,000.00 | | | | | \$ 63,000.00 | 25/26 | cont on est |
| 121 | E 3rd St | Fire Sup | 1/21/2026 | \$ 25,000.00 | declined | | | | | | \$ 63,000.00 | 25/26 | out of budget |
| | | | | | | \$ 126,500.00 | | | | \$ 51,500.00 | \$ 397,282.00 | | |