

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD MEETING**  
**CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574**  
**MARCH 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 February 18, 2026.
2. Receive the financial reports as information for the GL(100-524) and Main Street Revenue (123) Funds.
3. Receive the Property and Business Report as information.
4. Receive the Staff Activity Report as information.

IV. REGULAR AGENDA - NEW BUSINESS

5. Swearing in of new board members if required direction (placeholder).
6. Discuss and consider action on Taylor Fest.
7. Discuss and consider action on moving the board meeting start time.
8. Discuss and take action on the appointment of the Chair position.
9. Discuss and take action on the appointment of the Vice-Chair position.
10. Review and consider action on the Mural application for 116 W 6th St.

V. REGULAR AGENDA - CONTINUING BUSINESS

11. 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: Niecy Baum Date: 3/11/2026

# MINUTES

## CITY OF TAYLOR, TEXAS

### MAIN STREET ADVISORY BOARD MEETING

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

February 18, 2026

#### MEMBERS PRESENT

Ruth Rivera  
Curie Humphreys  
Alyse Mervosh  
Doug Moss  
Jeff Snyder

#### MEMBERS ABSENT

#### OTHERS PRESENT

Niecy Baum  
Ruby Fisher  
Chuck Farr  
Kirsten Sheldrake  
Michael Kaspar  
Brian Sherman  
Casey Denton

An incredibly special thank you and recognition to Ruth Rivera as she leaves the Board. Ruth's many years of service are appreciated. She has dedicated countless volunteer hours, heart and soul to our Main Street Program, contributing to its success. We will miss you!

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

A quorum was declared, and the meeting was called to order at 6:33 pm.

#### II. CONSENT AGENDA

1. Approve the Minutes of the Main Street Advisory Board Meeting held on January 21, 2026.
  - a. Two corrections of Ruth Rivera's name and the word "center." Curie Humphreys made a motion to approve with corrections, seconded by Jeff Snyder, and passed unanimously.
2. Receive the financial reports as information for the GL(100-524) and Main Street Revenue (123) Funds.
  - a. The report was received as information.
3. Receive the Downtown Property and Business report as information.
  - a. The report was received as information.
4. Receive the Main Street Staff Activity Report as information.
  - a. The report was received as information.

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

#### III. REGULAR AGENDA - NEW BUSINESS:

5. Discuss and consider the adoption of new transformation strategies based on priorities from the workshop.

Niecy Baum presented that Transformation Strategies is a tool provided by Main Street America to show that the happenings in our downtown are purposeful and aligned. No action was taken. The transformation strategy and workplan will be added to a future agenda for formal adoption.

#### IV. REGULAR AGENDA - CONTINUING BUSINESS:

6. Discuss results of the Downtown Connection Meeting.

Niecy Baum reported that Breakfast Bites was rebranded to Downtown Connections. It was reported that

about 30 people participated, and that a number of City Staff were available to answer questions and provide answers and a brief explanation of the happenings of the department. The meeting seemed to be well-received.

7. Receive Justice Center Committee Report.

Jeff Snyder reported that he was no longer being included in the meetings, and a request needed to be made to have Niecy Baum and himself readded to the meetings. Curie Humphreys reported that she has also been removed from the meetings.

V. ADJOURN –

A motion was made to adjourn the meeting by Ruth Rivera and seconded by Alyse Mervosh, and passed unanimously. The meeting adjourned at 7:20 pm.

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2026

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	274,136.00	23,447.70	71,037.36	26.96	2,856.90	200,241.74
***	TOTAL EXPENDITURES ***	274,136.00	23,447.70	71,037.36	26.96	2,856.90	200,241.74
=====							
***	TOTAL PROFIT / (LOSS) ***	( 274,136.00)	( 23,447.70)	( 71,037.36)	26.96	( 2,856.90)	( 200,241.74)
=====							

C I T Y O F T A Y L O R  
FINANCIAL STATEMENT  
AS OF: FEBRUARY 28TH, 2026

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: FEBRUARY 28TH, 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	15,464.93	46,423.54	24.80	0.00	140,776.46
524-115	LONGEVITY PAY	96.00	0.00	96.00	100.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	<u>187,296.00</u>	<u>15,464.93</u>	<u>46,519.54</u>	<u>24.84</u>	<u>0.00</u>	<u>140,776.46</u>
 <u>PAID BENEFITS</u>							
524-120	UNUM LIFE	300.00	31.35	166.82	55.61	0.00	133.18
524-121	FICA SOCIAL SECURITY	14,351.00	1,185.29	3,565.15	24.84	0.00	10,785.85
524-122	WORKERS COMPENSATION	345.00	0.00	221.96	64.34	0.00	123.04
524-123	STATE UNEMPLOYMENT TAXES	126.00	2.99	63.00	50.00	0.00	63.00
524-124	RETIREMENT-TMRS	26,873.00	3,436.43	5,886.34	30.22	2,234.22	18,752.44
524-126	HEALTH INSURANCE	20,900.00	1,746.44	8,420.56	40.29	0.00	12,479.44
524-127	DENTAL INSURANCE	410.00	47.24	236.20	57.61	0.00	173.80
524-128	LONG TERM DISABILITY	380.00	52.35	225.23	59.27	0.00	154.77
524-129	VISION INSURANCE	120.00	9.58	28.10	23.42	0.00	91.90
	* SUB-CATEGORY TOTAL *	<u>63,805.00</u>	<u>6,511.67</u>	<u>18,813.36</u>	<u>32.99</u>	<u>2,234.22</u>	<u>42,757.42</u>
 <u>ALLOWANCES/REIMBURSEMENTS</u>							
524-135	BUSINESS MEALS	1,500.00	400.00	454.84	30.32	0.00	1,045.16
	* SUB-CATEGORY TOTAL *	<u>1,500.00</u>	<u>400.00</u>	<u>454.84</u>	<u>30.32</u>	<u>0.00</u>	<u>1,045.16</u>
 <u>TRAINING &amp; DEVELOPMENT</u>							
524-141	WORKSHOP TRAINING	400.00	0.00	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	59.00	118.00	6.47	0.00	1,707.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	0.00	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 *	<u>11,100.00</u>	<u>59.00</u>	<u>2,655.81</u>	<u>23.93</u>	<u>0.00</u>	<u>8,444.19</u>
 <u>** CATEGORY TOTAL **</u>							
		<u>263,701.00</u>	<u>22,435.60</u>	<u>68,443.55</u>	<u>26.80</u>	<u>2,234.22</u>	<u>193,023.23</u>

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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>							
OFFICE SUPPLIES							
524-211	GENERAL OFFICE SUPPLIES	1,545.00	79.03	546.71	38.50	48.17	950.12
524-214	COMPUTER SUPPLIES	500.00	0.00	0.00	0.00	0.00	500.00
524-215	POSTAGE	100.00	0.00	4.44	4.44	0.00	95.56
	* SUB-CATEGORY TOTAL *	<u>2,145.00</u>	<u>79.03</u>	<u>551.15</u>	<u>27.94</u>	<u>48.17</u>	<u>1,545.68</u>
PROGRAM/SPECIAL EVENTS							
524-235	PROMOTIONAL SUPPLIES	<u>2,100.00</u>	<u>497.95</u>	<u>643.20</u>	<u>30.63</u>	<u>0.00</u>	<u>1,456.80</u>
	* SUB-CATEGORY TOTAL *	<u>2,100.00</u>	<u>497.95</u>	<u>643.20</u>	<u>30.63</u>	<u>0.00</u>	<u>1,456.80</u>
<u>OPERATIONAL EQUIPMENT (ADMIN)</u>							
	** CATEGORY TOTAL **	4,245.00	576.98	1,194.35	29.27	48.17	3,002.48
<u>300-FACILITIES OPERATIONS/MAIN</u>							
UTILITIES							
524-324	CELL PHONES	1,030.00	78.92	464.52	45.10	0.00	565.48
524-326	WIRELESS DATA SERVICES	<u>275.00</u>	<u>20.00</u>	<u>120.00</u>	<u>43.64</u>	<u>0.00</u>	<u>155.00</u>
	* SUB-CATEGORY TOTAL *	<u>1,305.00</u>	<u>98.92</u>	<u>584.52</u>	<u>44.79</u>	<u>0.00</u>	<u>720.48</u>
	** CATEGORY TOTAL **	1,305.00	98.92	584.52	44.79	0.00	720.48
<u>400-EQUIPMENT OPERATIONS/MAINT</u>							

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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	574.49	57.45	574.51	851.00
	* SUB-CATEGORY TOTAL *	2,000.00	95.75	574.49	57.45	574.51	851.00
	** CATEGORY TOTAL **	2,000.00	95.75	574.49	57.45	574.51	851.00

500-CONTRACT SERVICES AND FEES

<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

FEES FOR SERVICES

<u>CONTRACT SERVICES</u>							
524-532	SOFTWARE MAINT/LICENSING	1,260.00	200.78	200.78	15.93	0.00	1,059.22
524-539	OTHER CONTRACT SERVICES	200.00	39.67	39.67	19.84	0.00	160.33
	* SUB-CATEGORY TOTAL *	1,460.00	240.45	240.45	16.47	0.00	1,219.55
	** CATEGORY TOTAL **	2,885.00	240.45	240.45	8.33	0.00	2,644.55

700-CAPITAL OUTLAY

<u>OFFICE FURNITURE/EQUIPMENT</u>							

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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	23,447.70	71,037.36	26.96	2,856.90	200,241.74
***	TOTAL EXPENSES ***	274,136.00	23,447.70	71,037.36	26.96	2,856.90	200,241.74
***	TOTAL PROFIT / (LOSS) ***	( 274,136.00)	( 23,447.70)	( 71,037.36)	26.96	( 2,856.90)	( 200,241.74)

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

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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.	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	0.00	19,332.69	49.57	0.00	19,667.31
450-INTERFUND OPERATING T		53,100.00	0.00	2,500.00	4.71	0.00	50,600.00
*** TOTAL REVENUES ***		92,100.00	0.00	21,853.70	23.73	0.00	70,246.30
<u>EXPENDITURE SUMMARY</u>							
615-MAIN STREET ADMINISTR		92,100.00	361.36	33,838.47	37.77	944.90	57,316.63
*** TOTAL EXPENDITURES ***		92,100.00	361.36	33,838.47	37.77	944.90	57,316.63
*** TOTAL PROFIT / (LOSS) ***		0.00	( 361.36)	( 11,984.77)	0.00	( 944.90)	12,929.67

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 2026

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	0.00	893.69	0.00	0.00	( 893.69)
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	0.00	19,332.69	49.57	0.00	19,667.31
<u>450-INTERFUND OPERATING TRANSF</u>							
450-362	TRANSFER FROM H.O.T.	5,000.00	0.00	2,500.00	50.00	0.00	2,500.00
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	2,500.00	4.71	0.00	50,600.00
*** TOTAL REVENUES ***		92,100.00	0.00	21,853.70	23.73	0.00	70,246.30

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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.	BUDGET BALANCE
<u>100-EMPLOYEE SERVICES</u>							
<u>WAGES &amp; SALARIES</u>							
<u>200-OPERATIONAL SUPPLIES</u>							
<u>PROGRAM/SPECIAL EVENTS</u>							
615-232	FARMERS' MARKET	0.00	150.00	150.00	0.00	0.00	( 150.00)
615-233	CITY SPONSORED EVENTS	8,500.00	150.00	150.00	1.76	0.00	8,350.00
615-235	MAIN ST CAR SHOW	30,000.00	0.00	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	335.54	55.92	0.00	264.46
615-239	SPOOKTACULAR	4,000.00	0.00	1,500.00	37.50	0.00	2,500.00
	* SUB-CATEGORY TOTAL *	59,100.00	300.00	21,663.14	38.25	944.90	36,491.96
<u>PUBLIC SAFETY SUPPLIES</u>							
615-240	CITY PARADES	25,000.00	61.36	11,825.33	47.30	0.00	13,174.67
	* SUB-CATEGORY TOTAL *	25,000.00	61.36	11,825.33	47.30	0.00	13,174.67
<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	361.36	33,488.47	39.53	944.90	52,666.63

500-CONTRACT SERVICES AND FEES

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: FEBRUARY 28TH, 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.	BUDGET BALANCE
<u>PROFESSIONAL SERVICES</u>							
<u>FEEES FOR SERVICES</u>							
615-528	ADVERTISING	5,000.00	0.00	350.00	7.00	0.00	4,650.00
	* SUB-CATEGORY TOTAL *	5,000.00	0.00	350.00	7.00	0.00	4,650.00
	** CATEGORY TOTAL **	5,000.00	0.00	350.00	7.00	0.00	4,650.00
<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	361.36	33,838.47	37.77	944.90	57,316.63
***	TOTAL EXPENSES ***	92,100.00	361.36	33,838.47	37.77	944.90	57,316.63
***	TOTAL PROFIT / (LOSS) ***	0.00	( 361.36)	( 11,984.77)	0.00	( 944.90)	12,929.67

\*\*\* 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,				\$3,750 \$1,495,000	Commercial
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
Realty Co.	202 N Main			2160 /SF	\$ 550,000.00	Commercial
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	\$ 750,000.00	office
Vacant Lot	206 Elliot St			.15 acre	\$ 184,999.00	Commercial
FOR LEASE						
Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
19 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
21	401 N Main St	Rick Northcutt	512-296-7379	7936 SF	\$1.5 Million	commercial
10 McCrory-Timmerman	120 W 2nd St; Ste 200	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	264 SF	\$650/month	Conference/Office
14 Industrial Flex Bldg	202 W 1st	JD McNabb Family / Ryan Schneider-Remax	512-751-0606	5,000-10,000	\$16.20/sf/yr or \$1.35/sf/mo	Industrial Flex
24 Taylor Bedding Site	601 W 2nd St	606 Leander Georgetown LLC/Darren Quick with	512-814-1820	58,600 SF in 2.90 AC	\$0.65/SF/MO	Industrial/Warehouse
25 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 -	All between \$2.00 & \$2.50/SF/MO	Interior office spaces
11 McCrory-Timmerman	120 W 2nd St, Ste 201	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2480 SF	\$29/SF/month	Office
13 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
17 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
12 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
7 McCrory Timmerman - Residential	110 W 2nd St, Loft C	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2230 SF	2400/Month	Residential
20 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

2	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
3	2nd & Main Lofts	102 E 2nd St; Loft 205	2nd & Main Lofts, LLC / Julie Downs - Tierra Grande	512.497.3697 juliedowns4@gmail.com	960 SF	\$1800/month	RESIDENTIAL UNIT
18	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
4	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
5	Taylor Hall	111 W 3rd St; STE 300	Ryder Jeanes - CLD Realty	rjeanes@cldrealty.com	1824 SF	\$2.17/SF/MO NNN	Retail
6	Titsworth Building - fmr Hola Aloha	118 W 2nd St	CWMRY Boyd / Julie Downs with Tierra	737-864-5330	680 SF	\$1025/month	Retail
15	R Zuniga's building - fmr Little Collective	211 N Main - Ste B-1	Ricardo Zuniga / Tierra Grande -	512-497-3967	B-1 - 403 SF	\$2.73/SF/MO	Retail
16	R. Zuniga's Building - fmr Hawt	211 N Main St -	Ricardo Zuniga / Tierra	512-497-3967	1880 SF	\$3760/month	Retail
8	Titsworth Building - fmr Real Estate Social	120 W 2nd St, Suite C	CWMRY Boyd / Julie Downs with Tierra	737-864-5330	720 SF	\$1200/month	Retail/Office
9	Titsworth Building - fmr Ancira Salsa	120 W 2nd; St Suite E	CWMRY Boyd / Julie Downs with	737-864-5330	1050 SF	\$1750/month	Retail/Office
26		301 Elliott, Taylor	Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1218	\$2.30/SF/MO	Retail/Office
27		303 Elliott, Taylor	Julie Downs - Tierra Grande Realty	512.497.3697 juliedowns4@gmail.com	1603	\$2.31/SF/MO	Retail/Office
23	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
22	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
	Sound Stage next to skate park	200 E 4th St	Sam Pritchard	512-332-1864	4600 SF	\$7667/MO	Retail
		305 Washburn	Sam Pritchard	512-332-1864	2334 SF	\$2918/MO	Mixed Use
<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>
<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@cldrealty.com">Rjeanes@cldrealty.com</a>	Retail/Office	Plans for Exterior Review	Façade Renovation
	Taylor National Bank	200 N Main St	Chism 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@cldrealty.com	construction of a handicap ramp for access from Talbot St.	permit issued 2024-13420	

Eanes-Jacobsen Building - <b>COMPLETED</b>	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 - completed
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	ujjeg@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 Hobbie	mikehobbie@gmail.com	Retail/Games	Dec 8 CO A3	
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  
February 2026

Downtown Property Activity

- Number of Properties for Sale: 10
- Number of Commercial Properties Listed for Lease: 24
- Planned Building Renovation Projects:
  - 4 Planned
- Proposed New Construction Projects:
  - None
- Current Building Renovation/Restoration Projects:
  - 8 current projects

Business Activity

- Businesses moved during the Period:
  - None
- Businesses Closed during the Period:
  - None – few planning to close near future
- Businesses Opened during the Period:
  - None

Film Friendly Taylor – Film Events in Taylor:

- None

Events:

- **Every Saturday Famer's Market**
- 2/14 Second Saturday Shop and Stroll
- Downtown walking tour
- **2/14 Moody Museum Valentine's Day Gala**

Special Events Permits:

- Art off Center Raku Firing Classes held on 02/15, 02/820, 03/20

Community Outreach / Meetings Attended:

- 2/2 Development Services Meeting
- 2/2 Vacant Building Ord Meeting
- 2/2 Moody desk delivery
- 2/3 Raku Meeting
- **2/3 Main St Car Show**
- **2/3 Talyor Talks**
- 2/4 Dynamic Stakeholder Training
- 2/4 Spark Innovation Meetings THC
- **2/4 Historic Preservation Commission**
- 2/4 Chamber update
- 2/5 Special Events Updates
- 2/5 Taylor Arts Council Sub-committee
- **2/7 Farmers Market**
- **2/9 Downtown Connections**
- 2/9 Chamber luncheon
- **2/9 T Foundation**
- 2/10 Downtown Retreat workshop
- 2/11 Mr. Hill support

- 2/11 Teams Ujil – project support
- 2/11 THC Quarter Reports Update webinar
- **2/11 Public Arts Advisory Board**
- **2/11 Comp Plan Open House**
- **2/12 City Council**
- **2/12 Moody Gala Support**
- 2/13 Historic Sign Topper Meeting
- 2/13 Meeting Don Doss
- 2/17 EDC meeting
- 2/17 Ujil Upstairs Project Meeting
- Met with Casey Denton on Project
- 2/17 Rosedale Ride meeting
- 2/18 Julie Downs meeting
- 2/18 Doug Moss meeting
- 2/19 meeting new board member
- 2/19 City Hall update
- 2/18 She Sparks Film event meeting
- 2/19 Seq update
- **2/19 PD meet and greet**
- **2/19 Rev MLK Jr meeting**
- 2/20 Tourism plan- Chamber
- 2/20 meeting Jon McDonold
- 2/23 Vacant Build Ord
- 2/23 New Board Member meeting
- **2/23 Tourism meeting**
- 2/24 EDC
- 2/24 Meet new board member
- 2/24 Review DT workshop plans outcome
- 2/25 Meet new board members
- 2/25 Set for THC training
- **2/25 Public Arts**
- **2/26 THC Training**
- **2/26 City Council**
- 2/27 New Board member meeting 2 meetings
- 2/27 THC recap
- **2/28 Taylor on foot**

Downtown Business Visits:

Wild Flower Corks and Brew, Ripple and Rose, 2nd St Station, Nola Scala, Hacienda, Curio Marvosa, Haily's Grain, The Howard, Soap Shop, Man's Store, Karch Music, Terra Grande Real Estate, Louie Muller, Curbside, Vintage Affair, Edward Jone, Taylor Bike Co, Shepard's Hart, Coulor Collective Studio, Lucky Duck, Flake, Dee's Flowers and Gifts, Texan, Talbot Commons, Jeff's Resurrections, Netta's Nook, Bottle Shop, Casey Denton Project site visit, Old Presbyterian Church Project site visit.

APPLICATION FOR MURAL REVIEW AND APPROVAL  
BY MAIN STREET ADVISORY BOARD

Name of Building Owner: TALBOT COMMONS, LLC  
 Address of Building: 116 WEST 6TH ST. (SIDE OF HACIENDA COFFEE)  
 Building Owner Phone: 917.576.7044 Email: dmoss@publicsketch.com

Name of Artist: ADAM DAVENPORT  
 Artist Business Name, if applicable: N/A - DAVENPORT STUDIOS  
 Artist Phone: 318-381-4630 Email: davenportadam@yahoo.com

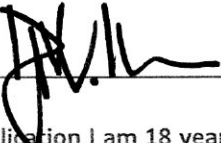
Content Description of Mural: LETTERS CONSISTING OF "WE ARE ALL TAYLOR"

Projected Start Date: MID-APRIL 2026 Projected Completion Date: MAY 7, 2026


*To ensure your Application is complete, check off the following as enclosed:*

- Completed and signed Application
- Description of Project to include materials, method of application
- Color drawings and/or renderings of design (TO BE PROVIDED AT MEETING)
- Examples of previous work, including location SEE: WWW.DAVENPORTSTUDIOS.COM

Upon approval by the Main Street Advisory Board, as Owner of the Building, I accept responsibility to maintain the integrity of the approved mural.

Signature of Building Owner:  Date: MARCH 10, 2026

I certify that as of the date of this Application I am 18 years of age or older, as are any members of my team, if applicable. I certify that all examples of artwork submitted with this Application are products of my hand as represented. If accepted, the artwork produced will be the same as represented in this Application. I allow images of my work to be used in publicity for the City of Taylor, Texas. I further certify that all statements made in this Application are true to the best of my knowledge. I acknowledge that the City of Taylor, Texas, is not liable for loss or damage to work submitted.

Signature of Artist:  Date: 3-10-26

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Reviewed by Main Street Advisory Board?  YES  NO

Comments from Main Street Advisory Board: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Main Street Advisory Board Chairman  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Main Street Manager  
 Date: \_\_\_\_\_