

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**MAIN STREET ADVISORY BOARD MEETING**  
**CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574**  
**APRIL 15, 2026, 4:00 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. Review and consider action on the minutes from the March 18, 2026, meeting.
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

V. REGULAR AGENDA - CONTINUING BUSINESS

5. 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: 4/8/2026

# MINUTES

## CITY OF TAYLOR, TEXAS

### MAIN STREET ADVISORY BOARD MEETING

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

March 18, 2026

#### MEMBERS PRESENT

Curie Humphreys  
Kirsten Shel Drake  
Alyse Mervosh  
Doug Moss  
Jeff Snyder  
Mike Kaspar  
Kirsten Shel Drake

#### MEMBERS ABSENT

#### OTHERS PRESENT

Niecy Baum  
Ruby Fisher  
Regina Carlson  
Mark Pratz  
Jeannette Pratz  
Chuck Farr

#### 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. 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 Downtown Property and Business report as information.
4. Receive the Main Street Staff Activity Report as information.

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

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

5. Swearing in of new board members if required direction (placeholder).

a. It was noted that it was not necessary to swear in board members, but the new board members were welcomed

6. Discuss and consider action on Taylor Fest.

a. A motion was made by Alyse Mervosh to include the Live Pro Wrestling as part of the Taylor Fest programming, seconded by Michael Kaspar. Passed unanimously.

7. Discuss and consider action on moving the board meeting start time.

a. Niecy Baum reported that due to the length of the meetings, it may be more accommodating to move the meeting start time from 5 pm to 4 pm to be more considerate of board members' evenings. A motion was made to move the meeting from 5 pm to 4 pm by Jeff Snyder, seconded by Alyse Mervosh. The motion passed unanimously.

8. Discuss and take action on the appointment of the Chair position.

A. Kirsten Sheldrake nominated Doug Moss for Chair, seconded by Alyse Mrvosh. A motion was made by Curie Humphreys to have Doug Moss serve as Chair, seconded by Alyse Mervosh. Passed unanimously.

9. Discuss and take action on the appointment of the Vice-Chair position.

A. Doug Moss nominated Jeff Snyder for Chair, seconded by Alyse Mrvosh. A motion was made by Curie Humphreys to have Jeff Snyder serve as Chair, seconded by Alyse Mervosh. Passed unanimously.

10. Review and consider action on the Mural application for 116 W 6<sup>th</sup> St.

A. Doug Moss presented three options of murals with a Texas, the name Taylor, and a pointer that says “you are here”. A motion was made to approve the mural application for 116 W 6<sup>th</sup> Street for all three options, with the contingency that staff can provide approval if minor changes are made to the proposed murals by Kirsten Sheldrake and seconded by Curie Humphreys. The motion passed unanimously.

IV. REGULAR AGENDA - CONTINUING BUSINESS:

11. Receive Justice Center Committee Report

a. Jeff Snyder reported that he and Curie were pulled back into the Justice Center project. The sewer line project was almost complete, and a start date is starting to be discussed, but it could not be decided without Council input. The committee was interviewed by KXAN to highlight the impact of the new Justice Center on the downtown.

V. ADJOURN – 5:38 pm

A motion was made to adjourn the meeting

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: MARCH 31ST, 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	<u>274,136.00</u>	<u>23,225.97</u>	<u>94,263.33</u>	<u>34.58</u>	<u>526.93</u>	<u>179,345.74</u>
***	TOTAL EXPENDITURES ***	<u>274,136.00</u>	<u>23,225.97</u>	<u>94,263.33</u>	<u>34.58</u>	<u>526.93</u>	<u>179,345.74</u>
***	TOTAL PROFIT / (LOSS) ***	<u>( 274,136.00)</u>	<u>( 23,225.97)</u>	<u>( 94,263.33)</u>	<u>34.58</u>	<u>( 526.93)</u>	<u>( 179,345.74)</u>

C I T Y O F T A Y L O R  
FINANCIAL STATEMENT  
AS OF: MARCH 31ST, 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: MARCH 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	16,055.06	62,478.60	33.38	0.00	124,721.40
524-115	LONGEVITY PAY	96.00	0.00	96.00	100.00	0.00	0.00
	* SUB-CATEGORY TOTAL *	187,296.00	16,055.06	62,574.60	33.41	0.00	124,721.40
<u>PAID BENEFITS</u>							
524-120	UNUM LIFE	300.00	31.35	198.17	66.06	0.00	101.83
524-121	FICA SOCIAL SECURITY	14,351.00	1,230.42	4,795.57	33.42	0.00	9,555.43
524-122	WORKERS COMPENSATION	345.00	0.00	221.96	64.34	0.00	123.04
524-123	STATE UNEMPLOYMENT TAXES	126.00	216.00	279.00	221.43	0.00	( 153.00)
524-124	RETIREMENT-TMRS	26,873.00	2,234.22	8,120.56	30.22	0.00	18,752.44
524-126	HEALTH INSURANCE	20,900.00	1,746.44	10,167.00	48.65	0.00	10,733.00
524-127	DENTAL INSURANCE	410.00	47.24	283.44	69.13	0.00	126.56
524-128	LONG TERM DISABILITY	380.00	52.35	277.58	73.05	0.00	102.42
524-129	VISION INSURANCE	120.00	9.58	37.68	31.40	0.00	82.32
	* SUB-CATEGORY TOTAL *	63,805.00	5,567.60	24,380.96	38.21	0.00	39,424.04
<u>ALLOWANCES/REIMBURSEMENTS</u>							
524-135	BUSINESS MEALS	1,500.00	224.53	679.37	45.29	0.00	820.63
	* SUB-CATEGORY TOTAL *	1,500.00	224.53	679.37	45.29	0.00	820.63
<u>TRAINING &amp; DEVELOPMENT</u>							
524-141	WORKSHOP TRAINING	400.00	273.85	438.13	109.53	0.00	( 38.13)
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	350.00	468.00	25.64	0.00	1,357.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	59.00	2,432.53	108.11	0.00	( 182.53)
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	682.85	3,338.66	30.08	0.00	7,761.34
** CATEGORY TOTAL **		263,701.00	22,530.04	90,973.59	34.50	0.00	172,727.41

CITY OF TAYLOR  
FINANCIAL STATEMENT  
AS OF: MARCH 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	22.61	569.32	39.97	48.17	927.51
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>22.61</u>	<u>573.76</u>	<u>28.99</u>	<u>48.17</u>	<u>1,523.07</u>
<u>PROGRAM/SPECIAL EVENTS</u>							
524-235	PROMOTIONAL SUPPLIES	<u>2,100.00</u>	<u>75.78</u>	<u>718.98</u>	<u>34.24</u>	<u>0.00</u>	<u>1,381.02</u>
	* SUB-CATEGORY TOTAL *	<u>2,100.00</u>	<u>75.78</u>	<u>718.98</u>	<u>34.24</u>	<u>0.00</u>	<u>1,381.02</u>
<u>OPERATIONAL EQUIPMENT (ADMIN)</u>							
	** CATEGORY TOTAL **	<u>4,245.00</u>	<u>98.39</u>	<u>1,292.74</u>	<u>31.59</u>	<u>48.17</u>	<u>2,904.09</u>
<u>300-FACILITIES OPERATIONS/MAIN</u>							
<u>UTILITIES</u>							
524-324	CELL PHONES	1,030.00	78.92	543.44	52.76	0.00	486.56
524-326	WIRELESS DATA SERVICES	<u>275.00</u>	<u>20.00</u>	<u>140.00</u>	<u>50.91</u>	<u>0.00</u>	<u>135.00</u>
	* SUB-CATEGORY TOTAL *	<u>1,305.00</u>	<u>98.92</u>	<u>683.44</u>	<u>52.37</u>	<u>0.00</u>	<u>621.56</u>
	** CATEGORY TOTAL **	<u>1,305.00</u>	<u>98.92</u>	<u>683.44</u>	<u>52.37</u>	<u>0.00</u>	<u>621.56</u>
<u>400-EQUIPMENT OPERATIONS/MAINT</u>							

C I T Y O F T A Y L O R  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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	670.24	57.45	478.76	851.00
	* SUB-CATEGORY TOTAL *	2,000.00	95.75	670.24	57.45	478.76	851.00
<hr/>							
	** CATEGORY TOTAL **	2,000.00	95.75	670.24	57.45	478.76	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	402.87	603.65	47.91	0.00	656.35
524-539	OTHER CONTRACT SERVICES	200.00	0.00	39.67	19.84	0.00	160.33
	* SUB-CATEGORY TOTAL *	1,460.00	402.87	643.32	44.06	0.00	816.68
 <hr/>							
	** CATEGORY TOTAL **	2,885.00	402.87	643.32	22.30	0.00	2,241.68
 <u>700-CAPITAL OUTLAY</u>							
 <u>OFFICE FURNITURE/EQUIPMENT</u>							
<hr/> <hr/>							

C I T Y O F T A Y L O R  
FINANCIAL STATEMENT  
AS OF: MARCH 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	23,225.97	94,263.33	34.58	526.93	179,345.74
***	TOTAL EXPENSES	274,136.00	23,225.97	94,263.33	34.58	526.93	179,345.74
***	TOTAL PROFIT / (LOSS)	( 274,136.00)	( 23,225.97)	( 94,263.33)	34.58	( 526.93)	( 179,345.74)

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

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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.	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	( 20.00)	19,312.69	49.52	0.00	19,687.31
450-INTERFUND OPERATING T		53,100.00	0.00	2,500.00	4.71	0.00	50,600.00
*** TOTAL REVENUES ***		92,100.00	( 20.00)	21,833.70	23.71	0.00	70,266.30
<u>EXPENDITURE SUMMARY</u>							
615-MAIN STREET ADMINISTR		92,100.00	( 551.85)	33,286.62	37.17	944.90	57,868.48
*** TOTAL EXPENDITURES ***		92,100.00	( 551.85)	33,286.62	37.17	944.90	57,868.48
*** TOTAL PROFIT / (LOSS) ***		0.00	531.85	( 11,452.92)	0.00	( 944.90)	12,397.82

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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.	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	( 20.00)	18,419.00	66.98	0.00	9,081.00
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	( 20.00)	19,312.69	49.52	0.00	19,687.31
<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	( 20.00)	21,833.70	23.71	0.00	70,266.30

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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.	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	0.00	150.00	0.00	0.00	( 150.00)
615-233	CITY SPONSORED EVENTS	8,500.00	0.00	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	( 150.00)	( 150.00)	1.07-	0.00	14,150.00
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	( 150.00)	21,513.14	38.00	944.90	36,641.96
<u>PUBLIC SAFETY SUPPLIES</u>							
615-240	CITY PARADES	25,000.00	( 420.00)	11,405.33	45.62	0.00	13,594.67
	* SUB-CATEGORY TOTAL *	25,000.00	( 420.00)	11,405.33	45.62	0.00	13,594.67
<u>SPECIALTY SUPPLIES</u>							
615-259	MISC. SUPPLIES	3,000.00	18.15	18.15	0.61	0.00	2,981.85
	* SUB-CATEGORY TOTAL *	3,000.00	18.15	18.15	0.61	0.00	2,981.85
	** CATEGORY TOTAL **	87,100.00	( 551.85)	32,936.62	38.90	944.90	53,218.48

500-CONTRACT SERVICES AND FEES

CITY OF TAYLOR  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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.	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	( 551.85)	33,286.62	37.17	944.90	57,868.48
***	TOTAL EXPENSES ***	92,100.00	( 551.85)	33,286.62	37.17	944.90	57,868.48
***	TOTAL PROFIT / (LOSS) ***	0.00	531.85	( 11,452.92)	0.00	( 944.90)	12,397.82

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

FOR SALE						
Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
McCrary-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
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
	401 N Main St	Rick Northcutt	512-296-7379	7936 SF	\$1.5 Million	commercial
McCrary-Timmerman	120 W 2nd St; Ste 200	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	264 SF	\$650/month	Conference/Office
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
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
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
McCrary-Timmerman	120 W 2nd St, Ste 201	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2480 SF	\$29/SF/month	Office
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
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
McCrary-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
McCrary Timmerman - Residential	110 W 2nd St, Loft C	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2230 SF	2400/Month	Residential
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	Office
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 Hobbble Bldg- <b>completed</b>	417 N Main St	Mike Hobbble	mikehobbble@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	Appllied for CO 03/29/2025
	Eanes-Prewett Building	119-121 E 3rd St	Casey Denton	512-808-3483	Mixed Use		Interior and Exterior Reno

**BUSINESS UPDATES**

Sweet Claw	417 N Main St.Suite A	Michael Hobble	mikehobble@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				Entertainment		

**Taylor's Main Street**  
Monthly Activity Report  
March 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 in the near future
- Businesses Opened during the Period:
  - None – several in progress but confidential at this point

Film Friendly Taylor – Film Events in Taylor:

- None

Events:

- **Every Saturday Famer's Market**
- 3/14 Second Saturday Shop and Stroll
- Downtown walking tour
- **3/19 Music on Main**

Special Events Permits:

03.28.2026 – Rosedale Ride (Approved)

Community Outreach / Meetings Attended:

- 3/2 Development Services Meeting, Front Porch subcommittee meeting, Geo Caching mural subcommittee meeting
- 3/3 EDC meeting, Introduction to new Executive Director, Painted Piano meeting, **Car Show subcommittee meeting**
- 3/4 Downtown ED Grant subcommittee meeting, Heritage Square Mural meeting, Justice Center meeting
- 3/5 Arts Council subcommittee meeting
- 3/6 Tejas Meeting/George Town
- 3/9 Development services,
- 3/10 EDC meeting, Justice Center, Downtown meeting,
- 3/11 Alcohol and Downtown web, Smithsonian Site Visit
- 3/12 Back Nine EDC meeting, Get supplies
- **3/14 Communities Alley Clean up**
- 3/16 Main Street recruitment grants subcommittee,
- 3/17 Moody
- 3/18 wood brick walk-through, Budget training, Downtown update,
- 3/19 Texas Brazos Trail, Nural Meeting, Arts meeting

- 3/20 Babeco Meeting, Open flag meeting
- 3/25 Landscape walkabout, City Tourism,
- 3/26 Walk through old National Bank Project on site, Chamber meeting
- 3/27 City-sponsored events, Youth Essay
- 3/31 Shred Fest subcommittee

Downtown Business Visits:

Wild Flower Corks and Brew, Ripple and Rose, 2nd St Station, First National Bank, Hacienda, Curio Marvosa, Haily's Grain, Soap Shop, Louie Muller, Curbside, Vintage Affair, 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, Old Presbyterian Church Project site visit,