

AGENDA
CITY OF TAYLOR, TEXAS
MAIN STREET ADVISORY BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
MAY 20, 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 April 15, 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

5. Discuss and consider action on the Smithsonian Exhibit.
6. Discuss and consider action on the Margarita Mile event.

V. REGULAR AGENDA - CONTINUING BUSINESS

7. Receive Justice Center Committee Report

VI. ADJOURN

I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for three business days before the scheduled date of said meeting.

Posted by: Niecy Baum Date: 5/14/2026

Minutes
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

MEMBERS PRESENT

Alyse Mervosh
Kirsten Sheldrake
Mike Kaspar
Curie Humphreys
Ron Verano

MEMBERS ABSENT

Doug Moss
Jeff Snyder
Mitch Drummond(excused)

OTHERS PRESENT

Ruby Fisher, City Liaison
Niecy Baum, Director of
Downtown
Chuck Farr
Mark Pratz
Jeannette Pratz

I. CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order at 5:10 PM, and a quorum was declared.

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.)
No Public comments were made.

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.
Discussion of corrections to the property and business report.
Curie Humphreys motioned, and Kirsten Sheldrake seconded to approve the consent agenda with the corrections. Motion passed unanimously.

IV. REGULAR AGENDA - NEW BUSINESS

V. REGULAR AGENDA - CONTINUING BUSINESS

6. Receive Justice Center Committee Report
Curie Humphreys presented the new groundbreaking date and time.

VI. ADJOURN

Board adjourned at 5:35 PM.

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: 4/15/2026

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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
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REVENUE SUMMARY

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	647.75	19,960.44	51.18	0.00	19,039.56
450-INTERFUND OPERATING T		53,100.00	1,250.00	3,750.00	7.06	0.00	49,350.00
*** TOTAL REVENUES ***		92,100.00	1,897.75	23,731.45	25.77	0.00	68,368.55

EXPENDITURE SUMMARY

615-MAIN STREET ADMINISTR		92,100.00	8,326.21	41,612.83	46.21	944.90	49,542.27
*** TOTAL EXPENDITURES ***		92,100.00	8,326.21	41,612.83	46.21	944.90	49,542.27

*** TOTAL PROFIT / (LOSS) ***		0.00	(6,428.46)	(17,881.38)	0.00	(944.90)	18,826.28
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CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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
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330-INTERGOVERNMENTAL REVENUES

430-USE OF MONEY AND PROPERTY
 430-331 INTEREST INCOME

** REVENUE CATEGORY TOTAL **

0.00	0.00	21.01	0.00	0.00	(21.01)
0.00	0.00	21.01	0.00	(21.01)	

440-DONATIONS FROM PRIVATE SOURCES
 440-353 MAIN STREET CAR SHOW
 440-356 CHRISTMAS BAZAAR
 440-358 TAYLOR FEST
 440-360 2ND SATURDAY

** REVENUE CATEGORY TOTAL **

27,500.00	647.75	19,066.75	69.33	0.00	8,433.25	
0.00	0.00	893.69	0.00	0.00	(893.69)
8,500.00	0.00	0.00	0.00	0.00	8,500.00	
3,000.00	0.00	0.00	0.00	0.00	3,000.00	
39,000.00	647.75	19,960.44	51.18	0.00	19,039.56	

450-INTERFUND OPERATING TRANSFERS
 450-362 TRANSFER FROM H.O.T.
 450-365 TRANSFER FROM GENERAL FUND

** REVENUE CATEGORY TOTAL **

5,000.00	1,250.00	3,750.00	75.00	0.00	1,250.00
48,100.00	0.00	0.00	0.00	0.00	48,100.00
53,100.00	1,250.00	3,750.00	7.06	0.00	49,350.00

*** TOTAL REVENUES ***

92,100.00	1,897.75	23,731.45	25.77	0.00	68,368.55
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CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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

100-EMPLOYEE SERVICES

WAGES & SALARIES

200-OPERATIONAL SUPPLIES

PROGRAM/SPECIAL EVENTS

615-232	FARMERS' MARKET	0.00	0.00	150.00	0.00	0.00	(150.00)
615-233	CITY SPONSORED EVENTS	8,500.00	250.00	400.00	4.71	0.00		8,100.00
615-235	MAIN ST CAR SHOW	30,000.00	0.00	19,355.60	67.67	0.00	944.90	9,699.50
615-236	TAYLOR FEST	14,000.00	8,076.21	7,926.21	56.62	0.00	0.00	6,073.79
615-237	WINE SWIRL	2,000.00	0.00	172.00	8.60	0.00	0.00	1,828.00
615-238	CHRISTMAS BAZAAR	600.00	0.00	335.54	55.92	0.00	0.00	264.46
615-239	SPOOKTACULAR	4,000.00	0.00	1,500.00	37.50	0.00	0.00	2,500.00
	* SUB-CATEGORY TOTAL *	59,100.00	8,326.21	29,839.35	52.09	0.00	944.90	28,315.75

PUBLIC SAFETY SUPPLIES

615-240	CITY PARADES	25,000.00	0.00	11,405.33	45.62	0.00		13,594.67
	* SUB-CATEGORY TOTAL *	25,000.00	0.00	11,405.33	45.62	0.00		13,594.67

SPECIALTY SUPPLIES

615-259	MISC. SUPPLIES	3,000.00	0.00	18.15	0.61	0.00		2,981.85
	* SUB-CATEGORY TOTAL *	3,000.00	0.00	18.15	0.61	0.00		2,981.85

** CATEGORY TOTAL **

87,100.00

8,326.21

41,262.83

48.46

944.90

44,892.27

500-CONTRACT SERVICES AND FEES

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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

PROFESSIONAL SERVICES

FEES FOR SERVICES
 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

700-CAPITAL OUTLAY

OFFICE FURNITURE/EQUIPMENT

800-CONTRIBUTIONS & CONTINGENC

CONTRIBUTIONS/TRANSFERS

*** DEPARTMENT TOTAL *** 92,100.00 8,326.21 41,612.83 46.21 944.90 49,542.27

*** TOTAL EXPENSES *** 92,100.00 8,326.21 41,612.83 46.21 944.90 49,542.27

*** TOTAL PROFIT / (LOSS) *** 0.00 (6,428.46) (17,881.38) 0.00 (944.90) 18,826.28

*** END OF REPORT ***

C I T Y O F T A Y L O R
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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
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REVENUE SUMMARY

EXPENDITURE SUMMARY

524-MAIN STREET PROGRAM

*** TOTAL EXPENDITURES ***

*** TOTAL PROFIT / (LOSS) ***

274,136.00	22,983.04	117,246.37	42.93	431.18	156,458.45
274,136.00	22,983.04	117,246.37	42.93	431.18	156,458.45
(274,136.00)	(22,983.04)	(117,246.37)	42.93	(431.18)	(156,458.45)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: APRIL 30TH, 2026

100-GENERAL FUND
REVENUES

ACCT # ACCOUNT NAME

ANNUAL
BUDGET

CURRENT
PERIOD

Y-T-D
ACTUAL

% OF
BUDGET

Y-T-D
ENCUMB.

BUDGET
BALANCE

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CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: APRIL 30TH, 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
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100-EMPLOYEE SERVICES

WAGES & SALARIES

524-111	REGULAR FULL TIME	187,200.00	16,055.04	78,533.64	41.95	0.00	108,666.36
524-115	LONGEVITY PAY	96.00	0.00	96.00	100.00	0.00	0.00
* SUB-CATEGORY TOTAL *		187,296.00	16,055.04	78,629.64	41.98	0.00	108,666.36

PAID BENEFITS

524-120	UNUM LIFE	300.00	31.35	229.52	76.51	0.00	70.48
524-121	FICA SOCIAL SECURITY	14,351.00	1,230.42	6,025.99	41.99	0.00	8,325.01
524-122	WORKERS COMPENSATION	345.00	0.00	221.96	64.34	0.00	123.04
524-123	STATE UNEMPLOYMENT TAXES	126.00	0.00	279.00	221.43	0.00	153.00
524-124	RETIREMENT-TMRS	26,873.00	2,319.32	10,439.88	38.85	0.00	16,433.12
524-126	HEALTH INSURANCE	20,900.00	1,746.44	11,913.44	57.00	0.00	8,986.56
524-127	DENTAL INSURANCE	410.00	47.24	330.68	80.65	0.00	79.32
524-128	LONG TERM DISABILITY	380.00	52.35	329.93	86.82	0.00	50.07
524-129	VISION INSURANCE	120.00	9.58	47.26	39.38	0.00	72.74
* SUB-CATEGORY TOTAL *		63,805.00	5,436.70	29,817.66	46.73	0.00	33,987.34

ALLOWANCES/REIMBURSEMENTS

524-135	BUSINESS MEALS	1,500.00	0.00	679.37	45.29	0.00	820.63
* SUB-CATEGORY TOTAL *		1,500.00	0.00	679.37	45.29	0.00	820.63

TRAINING & DEVELOPMENT

524-141	TRAVEL & TRAINING	400.00	0.00	438.13	109.53	0.00	(38.13)
524-142	PROFESSIONAL CONFERENCES	1,545.00	190.00	190.00	12.30	0.00	1,355.00
524-143	MEMBERSHIPS AND DUES	1,825.00	910.00	1,378.00	75.51	0.00	447.00
524-144	SUBSCRIPTIONS AND BOOKS	2,250.00	0.00	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	1,100.00	4,438.66	39.99	0.00	6,661.34

** CATEGORY TOTAL **

263,701.00	22,591.74	113,565.33	43.07	0.00	150,135.67
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CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: APRIL 30TH, 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
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200-OPERATIONAL SUPPLIES

OFFICE SUPPLIES

524-211	GENERAL OFFICE SUPPLIES	1,545.00	137.65	706.97	48.88	48.17	789.86
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 *	2,145.00	137.65	711.41	35.41	48.17	1,385.42

PROGRAM/SPECIAL EVENTS

524-235	PROMOTIONAL SUPPLIES	2,100.00	0.00	718.98	34.24	0.00	1,381.02
	* SUB-CATEGORY TOTAL *	2,100.00	0.00	718.98	34.24	0.00	1,381.02

OPERATIONAL EQUIPMENT (ADMIN)

** CATEGORY TOTAL **		4,245.00	137.65	1,430.39	34.83	48.17	2,766.44
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300-FACILITIES OPERATIONS/MAIN

UTILITIES

524-324	CELL PHONES	1,030.00	78.90	622.34	60.42	0.00	407.66
524-326	WIRELESS DATA SERVICES	275.00	20.00	160.00	58.18	0.00	115.00
	* SUB-CATEGORY TOTAL *	1,305.00	98.90	782.34	59.95	0.00	522.66

** CATEGORY TOTAL **		1,305.00	98.90	782.34	59.95	0.00	522.66
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400-EQUIPMENT OPERATIONS/MAINT

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 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

OFFICE EQUIPMENT
 524-462 OFFICE EQUIPMENT MAINT/REPAIR 2,000.00 95.75 765.99 57.45 383.01 851.00
 * SUB-CATEGORY TOTAL * 2,000.00 95.75 765.99 57.45 383.01 851.00

** CATEGORY TOTAL ** 2,000.00 95.75 765.99 57.45 383.01 851.00

500-CONTRACT SERVICES AND FEES

PROFESSIONAL SERVICES
 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

CONTRACT SERVICES
 524-532 SOFTWARE MAINT/LICENSING 1,260.00 59.00 662.65 52.59 0.00 597.35
 524-539 OTHER CONTRACT SERVICES 200.00 0.00 39.67 19.84 0.00 160.33
 * SUB-CATEGORY TOTAL * 1,460.00 59.00 702.32 48.10 0.00 757.68

** CATEGORY TOTAL ** 2,885.00 59.00 702.32 24.34 0.00 2,182.68

700-CAPITAL OUTLAY

OFFICE FURNITURE/EQUIPMENT

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: APRIL 30TH, 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

800-CONTRIBUTIONS & CONTINGENC

CONTRIBUTIONS/TRANSFERS

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
*** DEPARTMENT TOTAL ***	274,136.00	22,983.04	117,246.37	42.93	431.18	156,458.45
*** TOTAL EXPENSES ***	274,136.00	22,983.04	117,246.37	42.93	431.18	156,458.45
*** TOTAL PROFIT / (LOSS) ***	(274,136.00)	(22,983.04)	(117,246.37)	42.93	(431.18)	(156,458.45)

*** 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/Café/Multi-Unit Retail Great location for offices, multiple retail,
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 Ghostagore	221 N Main St	Ujjal Ghostagore / 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
McCrory-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-	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
McCrory-Timmerman	120 W 2nd St, Ste 201	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	2480 SF	\$29/SF/month	Office Now-Beautiful office location, lots of windows, exposed brick, wood floors
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
Warehouse	211 W 3rd St Ste 130	Julie Downs with Tierra Grande	737-864-5330		2083 \$1729/Month NNN - none	Warehouse with loading deck
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
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 Now-Open Concept office with private location, wood floors and exposed brick

7	Mcrory 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 Ghostagore	221 N Main St	Ujjal Ghostagore / Monica Luxon	512.203.7663 monica@luxonrealtyservices.com	7986 SF	\$2.00/SF/MO	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 Ghostagore	221 N Main St	Ujjal Ghostagore / 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	1600-2400 SF	TBD	Restaurant/office space - to be built in 12 months
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	\$1150/month NNN \$350/Month	Retail/Café Now-Great location for
	Former Hawt Spot - fmr Little Collective	211 N Main - Ste A	CWMRY Boyd / Julie Downs with Tierra Grande	737-864-5330	1880	\$3384/Month elec prorated NNN \$.65 SF	Retail Now-Open concept, 20 foot ceilings, great
16	R. Zuniga's Building - fmr Hawt Spot	211 N Main St - Ste B-2	Ricardo Zuniga / Tierra Grande - Julie Downs	512-497-3967	1060 SF	\$1909/Elec Pro-rated/ NNN .65 sf Month	Retail Now-Tucked away with tons of potential this is a perfect location for retail or personal service
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	\$2814/MO	Retail/Office Now- Completely renovated space, open concept with one interior 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 NNN \$882	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
	(Ancira's)	120 E 2nd Suite E	Julie Downs with Tierra Grande	737-864-5330	1050 SF	\$1750/month NNN \$600/ Month	Retail/Office Now-2 present offices, wood floors, corner location
	Real Estate Social	120 E 2nd Suite C	Julie Downs with Tierra Grande	737-864-5330	720 SF	\$1200/Month NNNS530/Month	Retail/Office Now-Open concept, inline location with lots of windows
	Western Darlin	112 N Main St	Julie Downs with Tierra Grande	737-864-5330	1260 SF	Water paid By land lord	AUG 26interior location with great window exposure. Residential Kitchen available if needed
	Old Taylor High	Room 114	Julie Downs with Tierra Grande	737-864-5330	690	\$1,725	Now-Open concept ready for retail or entertainment
	Old Taylor High	Room 113	Julie Downs with Tierra Grande	737-864-5330	705	\$1,785	Now-Open concept ready for retail or entertainment

Old Taylor High	Room 116	Julie Downs with Tierra Grande	737-864-5330		705	\$1,785	Now-Open concept ready for retail, cafe, or entertainment
Old Taylor High	Room 201 and 216	Julie Downs with Tierra Grande	737-864-5330		2276	\$5,690	Now-Very beautiful space used for conference area or small meeting area
Taylor Works Room 104	502 W 12th	Julie Downs with Tierra Grande	737-864-5330	107 SF		\$420 Month	Now-Small co-work space-essentially plug and play convenience
	408 W 2nd	Julie Downs with Tierra Grande	737-864-5330	2000 SF		\$2200 Month	Warehouse Very clean warehouse with three offices located off downtown
	2004 Old Granger RD	Julie Downs with Tierra Grande	737-864-5330	Variable		\$25/square foot/yr inclusive of utilities	Taylor Medical Building Now-Beautifully appointed and established medical location

SOLD

Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
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LEASED

Property Name	Address	Owner/Realtor	Contact Info	Square Foot	Price	Notes
R Zuniga's building -Thig's Diamond Haircuts	211 N Main - Ste B-1	Ricardo Zuniga / Tierra Grande -	512-497-3967	B-1 - 403 SF	\$2.73/SF/MO	Retail

PLANNED RENNOVATION PROJECTS

Property Name	Address	Owner/Realtor	Contact Info	Proposed Use	Status	Scope
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	Rjeanes@cldrealth.com	Retail/Office	Plans for Exterior Review	Façade Renovation
Taylor National Bank	200 N Main St	Chism and Cissie Pierce	Chism@getchimed.com	Mixed use	Mortar needs to be selected	Interior and exterior repair
Thames Home	117 E 6th Str	Jessica Morgan	JessicaLauren@icloud.com	Mixed Use	FIG application submitted for staff review	Restoration of exterior

ACTIVE RESTORATION PROJECTS

Taylor Hall	111 W 3rd St; Ste 400	Ryder Jeanes	rjeanes@cldreality.com	construction of a handicap ramp for access from Talbot St.	permit issued 2024-13420	
Eanes-Jacobsen Building - COMPLETED	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- completed	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 Ghostagore	ujjie@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

BUSINESS UPDATES

Hitachi High-Tech America	115 E 3rd	Len Harjala		Commercial/ office - occ Load		4-May-26
Thig Diamond Hair Cuts						May-26

Activity Taylor's Main Street

Monthly Activity Report

April 2026

Downtown Property Activity

- Number of Properties for Sale: 9
- Number of Commercial Properties Listed for Lease: 40
- Planned Building Renovation Projects:
 - 4 Planned
- Proposed New Construction Projects:
 - City Hall Justice Center
- 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:
 - Diamond Hearts Haircuts 211 N Main Ste B1
 - Hitachi High-Tech America 115 E 3rd

Film Friendly Taylor – Film Events in Taylor:

- None

Events:

- **Every Saturday Famer's Market**
- 4/11 Second Saturday Shop and Stroll
- Downtown walking tour
- **4/16 Music on Main**
- **4/26 Moody Punds of Plenty**
- Planning final Taylor Fest
- Planning final Shred Fest
- Planning in progress Smithsonian Exhibit
- Planning in progress for the Downtown Development event on July 21
- Planning in progress: Moody Statue Install and event
- Planning Car Show
- Planning Spooktacular
- Planning Big 150 Event

Special Events Permits:

None-

Community Outreach / Meetings Attended:

Downtown Business Visits:

Ripple and Rose, 2nd St Station and Lofts, Hacienda, Curio Marvosa, Haily's Grain, Soap Shop, Louie Muller, Curbside, Vintage Affair, Taylor Bike Co, Lucky Duck, Flake, Dee's Flowers and Gifts, Texan, Talbot Commons, Jeff's Resurrections, Netta's Nook, Bottle Shop, Revera Building Site visit, Howard, Black Sparrow, Western Cowgirl, ALL businesses dropped off Flyers for events and Sequential Clings.

Meetings: 79 meetings, 9 after hours meeting