

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
MAY 20, 2026, 4:00 PM

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

1. Review and consider action on minutes from the April 15, 2026 Meeting
2. Review the TIF # (119) Fund Report

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on the proposal for historic wooden road ghost signage.
4. Discuss and consider action on the wooden road action plan.

V. REGULAR AGENDA - CONTINUING BUSINESS

5. Review and consider approval for PO creation for 70 rocking chairs for Front Porch grants.
6. Review and consider action on PO creation for 10 A Frame Signs for Front Porch grants
7. Review and consider approval of a PO creation for 40 watering cans for the Front Porch Grants
8. Review and consider approval on PO creations for 10 new and 5 refurbished trash cans.
9. Review and consider approval for PO creation for 5 bike racks.
10. Review and consider approval for PO creation for additional landscaping in downtown.
11. Review and consider approval of PO creation for Open Signs and install brackets.
12. Review and consider final approval on the new grant application content and format.
13. Review and consider approval of the PO for the Level Up Program for 2026
14. Discuss and consider action on Reinvent Taylor.

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: 05/14/2026

Minutes
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 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

A quorum was declared, and the meeting was called to order at 4:05 PM.

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

1. Review and consider action on minutes from the March 18, 2026, Meeting
2. Review the TIF # (119) Fund Report.

Corrected spelling errors in Alyse Mervosh's name. Alyse Mervosh moved, and Michal Kasper seconded the approval of the consent agenda. The motion passed unanimously.

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on the Facade Grant Requests for 219 and 221 N Main St. The applicant, Mr. Ujjal Ghostagore, joined via Teams. Mr. Ghostagore reviewed his application by stating his purpose for the grant was to restore all of the windows in the building to their original historic condition. He said that without the funding, he would replace the windows with another type of window, cheaper. The 2 bids included a large variance in the cost. The board questioned if there was a reason for the cost variance, and Mr. Ghostagore replied that he did not know. Mr. Ghostagore stated that he has been counting on this funding for a long time as part of the funds he needed for his project.

Niecy Baum recapped the status of the City's Facade Grant. An application for 219 and 221 N Main was turned in to City Staff for review, but it was not complete; therefore, not eligible to be presented to the board. The applicant was notified that the application was not complete. He was provided with a list of what was needed for the board to review. The response was given in enough time to be completed before the meeting. The application was not completed or resubmitted before the board meeting on Feb 18th, 2026. On Feb 18, 2026, the TIF #1 Board

awarded the remaining funds available for the 2025.2026 budget for façade, sign, and fire suppression grants to completed applications presented at the meeting. The decision of the Board was not to go forward with further façade or sign grants, as the Taylor EDC (not the city) already provided grants for these needs. Other TIF #1 funds would be allocated to other grants supporting the downtown Master Plan. At the March TIF # 1 meeting, the new budget for the rest of 25.26 and the 26.27 budget were approved for council consideration. If funds were to be awarded for further Façade grants, both budgets would need to be reworked, and other previously approved projects would need to be cancelled or delayed to provide the funding. Also, this property has an active code violation on the existing windows. The board was provided a copy of the open violation in their packets for review. The board stated it was a concern if they asked for an exemption to the budget and for more funds to extend the facade grant program after it had been decided not to extend the program, and funds were awarded to a building to fix code violations, it sets a precedent for others to ask for funds to pay for their code violations. Mr. Ghostagore stated the grant would not pay for the code violation; he would have fixed the windows needing repairs anyway, as it was not all of the windows in violation of the health and safety code. However, the grant requested from the board and the estimates given included fixing all of the windows on the upper floor, including the ones in violation.

Curie Humphreys explained it was a difficult decision, but the funds had already been decided for other projects that would help all of downtown, not just one building, and she motioned not to approve the façade grant request. Kirsten Sheldrake seconded the motion. It was a unanimous vote by the board to **not approve the face grant requests for either address listed at 219 and 221 N Main St. on the request.**

The new proposed grants for business attraction were discussed and will be communicated to both Mr. Ghostagore and the business owner who will be occupying Mr. Ghostagore property, if the new grants are approved by the City Council on the 23rd of April, and funding is approved when presented in May. It was reiterated that discussing the grant or filling out an application is in no way a promise or implied promise of funds.

Mr. Ghostagore was still present online for the vote and discussion. He is aware of the board's decision at the time it was made.

V. REGULAR AGENDA - CONTINUING BUSINESS

4. Discuss and consider action on Economic Development budget suggestions. Discussion on the Economic Development Grant proposed to the board. The Grant is intended to attract retail restaurants or entertainment businesses to downtown Taylor. The grant included the following:

Build out Expenses-

Approved build-out expenses may include:

- Historic preservation or restoration (following approved guidelines)

- Planning costs like engineering or design fees
- Permit fees
- Electrical
- Plumbing
- HVAC
- Attached equipment (example: vent-a-hood)
- Internal demolition and clean-up
- Paint, drywall, framing, flooring, and ceilings
- Limited items approved by the board

Requirements and Process

- Projects must be located in the Taylor Downtown Improvement District (TIF # 1): See Appendix A _ Map of Taylor Downtown Improvement District
- The application must be submitted and approved by the TIF # 1 Board before any work commences.
- A signed 380 Performance Agreement (formal contract with the City) will be required.
- Detailed line-item list of cost estimates. 2 bids on letterheads with current contact information less than 30 days old are REQUIRED.
- Must have a notarized building owner-signed permission letter agreeing to the work proposed in the grant application.
- Grant funds will be issued only for work that has been reviewed and approved by the Board as part of the original project scope.
- Any changes or additions to the project must receive written approval from the Board before implementation to remain eligible for reimbursement.
- Must be in good standing with the City and County, including current payment of city utilities and local property taxes (city, county, and TISD), and no active code violations issued on the property for the address of the proposed business.
- A copy must be provided to the TIF # 1 board of all required permits before work starts.
- All work requiring permits must pass inspections.
- Required contractors must be licensed and registered with the City of Taylor.
 - For any rehabilitations of existing structures deemed as historic structures or those listed in the National Register of Historic Places, grant applications will be reviewed using the Secretary of the Interior's 10 Standards for Rehabilitation (see Appendix B) to ensure that rehabilitations are consistent with the historic character of the structure or the district in which it is located. 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.

- Applicants receiving approval from the TIF # 1 Board shall commence construction described within the Application within sixty (60) days from the date the grant is awarded by the TIF # 1 Board, or in a case reviewed by the City Council, from the date the grant is awarded by the Taylor City Council.
- All Applicants must complete the work described in the grant and be fully operational within the due date set by the TIF # 1 Board at a maximum of (1) year from the date the grant is approved by the TIF # 1 Board 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 the due date, the Applicant can submit a written extension for the commencement date, or the completion date, provided the request is made at least sixty (60) days before the sixty (60) day or final due date. The TIF # 1 Board shall not be obligated to allow extensions, but may be granted for good cause determined solely by the TIF # 1 Board.
- The Applicant, by submission of this Application, represents that the construction described within the Application shall be used in a building which complies with the codes and ordinances of the construction.
- No Applicant shall be entitled to receive grant approval if requested within five (5) years from the date a previous grant was awarded either by the TIF # 1 Board or the Taylor City Council.
- Applicants must submit paid-in-full, itemized receipts and invoices documenting all completed work and expenses, pictures of completed work, and copies of all permitting and approved inspections must be turned into the City before 5 PM on the completion due date.
- Applicant are to submit a written letter from all sub-contractors their services were paid in full.
- Reimbursement can take up to 4 weeks to process once all required documentation is received.

- Legal disclaimer: The City of Taylor accepts no liability for the quality or future maintenance of the project work.
- Any application rejected by the TIF # 1 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 TIF # 1 Board. The request for review by the Taylor City Council should state the reasons why the Applicant believes the Application was improperly rejected by the TIF # 1 Board 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 TIF # 1 Board. 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 TIF # 1 Board's 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 received by the City Manager. The City Council shall review the Application and consider the action taken by the TIF # 1 Board regarding the Application. The Taylor City Council shall not be required to reverse the TIF # 1 Board unless the Taylor City Council determines the TIF # 1 Board did not act in substantial compliance with the Application request.
- NOTE: Only completed applications will be presented to the Board.
- Funds are granted based on the availability of funds within the fiscal budget.

Not Eligible or cause for forfeiture of funds.

- Funds are not eligible for any part of the project in which any local funds or incentives were or will be granted. Example, but not limited to, other City grants or incentives, or TEDC grants or incentives.
- Funds not eligible for any part of the project covered by insurance or insurance deductibles.
- Funds are not eligible for any unapproved expenses.
- Grant will be forfeited if any parts of the 380 Agreement are not met in full.
- Grant will be forfeited if any documentation submitted for the project is false or misrepresented.
- Grant will be forfeited if the project is amended without prior approval from the Board.

The Multi- Business Event Grant:

Reimbursement Grant of up to \$100 per participating permanent brick-and-mortar business. The Grants are contingent upon available funds. The City Fiscal year is Oct 1-Sept 30.

It is the sole discretion of the TIF # 1 Board to approve participants and events.

- The event must be initiated and supported by the participating businesses (not a city or chamber event).
- Eligible businesses must be brick-and-mortar and have a permanent address inside the TIF # 1 boundaries.
- A minimum of three eligible businesses must participate and have a cost associated with an approved event to qualify.
- The application must be submitted to the TIF #1 Board by the 1st Friday of the month and approved before the date of the event.
- The event actively encourages business for all participants.
- The event must be open to all the general public.
- The event must follow all local and state laws and regulations.
- An event cannot be submitted by non-profits, fundraisers, or in favor of any political campaigns, causes, or issues.
- It is the sole discretion of the TIF # 1 Board to approve an event or promotion.
- For reimbursement
 - Proof of event must be provided to the TIF # 1 Board, including pictures
 - Copies of receipts for approved expenses related to the event.
 - Recap narrative of the event, including the number of people who attended and the economic impact of the event.

Mike Kasper motioned, and Cuire Humphreys seconded the approval of the Economic Development Grant and the Multi-Business Event Grant. Motion passed unanimously.

VI. ADJOURN

The Meeting Adjourned at 5:10 PM

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: 4/15/2026

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 2026

119-TIF NO.1 (DOWNTOWN)
 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> | | | | | | | |
| 310-TAXES | | 660,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 660,000.00 |
| 330-INTERGOVERNMENTAL REV | | 450,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 450,000.00 |
| 430-USE OF MONEY AND PROP | | 25,000.00 | 3,459.87 | 25,780.93 | 103.12 | 0.00 | (780.93) |
| *** TOTAL REVENUES *** | | <u>1,135,000.00</u> | <u>3,459.87</u> | <u>25,780.93</u> | <u>2.27</u> | <u>0.00</u> | <u>1,109,219.07</u> |
| <u>EXPENDITURE SUMMARY</u> | | | | | | | |
| 520-TIF NO. 1 ADMINISTRAT | | <u>941,850.00</u> | <u>127,198.13</u> | <u>444,032.13</u> | <u>54.34</u> | <u>67,732.25</u> | <u>430,085.62</u> |
| *** TOTAL EXPENDITURES *** | | <u>941,850.00</u> | <u>127,198.13</u> | <u>444,032.13</u> | <u>54.34</u> | <u>67,732.25</u> | <u>430,085.62</u> |
| *** TOTAL PROFIT / (LOSS) *** | | <u>193,150.00</u> | <u>(123,738.26)</u> | <u>(418,251.20)</u> | <u>251.61-</u> | <u>(67,732.25)</u> | <u>679,133.45</u> |

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 2026

119-TIF NO.1 (DOWNTOWN)
 REVENUES

| ACCT # | ACCOUNT NAME | ANNUAL BUDGET | CURRENT PERIOD | Y-T-D ACTUAL | % OF BUDGET | Y-T-D ENCUMB. | BUDGET BALANCE |
|---------------------------------------|------------------------|---------------|----------------|--------------|-------------|---------------|----------------|
| <u>310-TAXES</u> | | | | | | | |
| 310-111 | CURRENT PROPERTY TAXES | 660,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 660,000.00 |
| ** REVENUE CATEGORY TOTAL ** | | 660,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 660,000.00 |
| <u>330-INTERGOVERNMENTAL REVENUES</u> | | | | | | | |
| 330-242 | TIF-WILLIAMSON COUNTY | 450,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 450,000.00 |
| ** REVENUE CATEGORY TOTAL ** | | 450,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 450,000.00 |
| <u>430-USE OF MONEY AND PROPERTY</u> | | | | | | | |
| 430-331 | INTEREST INCOME | 25,000.00 | 3,459.87 | 25,580.93 | 102.32 | 0.00 | (580.93) |
| 430-334 | MISCELLANEOUS REVENUE | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | (200.00) |
| ** REVENUE CATEGORY TOTAL ** | | 25,000.00 | 3,459.87 | 25,780.93 | 103.12 | 0.00 | (780.93) |
| <u>450-INTERFUND OPERATING TRANSF</u> | | | | | | | |
| *** TOTAL REVENUES *** | | 1,135,000.00 | 3,459.87 | 25,780.93 | 2.27 | 0.00 | 1,109,219.07 |

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 2026

119-TIF NO.1 (DOWNTOWN)
 520-TIF NO. 1 ADMINISTRAT
 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 & SALARIES</u> | | | | | | |
| | <u>PAID BENEFITS</u> | | | | | | |
| <u>500-CONTRACT SERVICES AND FEES</u> | | | | | | | |
| <u>PROFESSIONAL SERVICES</u> | | | | | | | |
| 520-519 | OTHER PROFESSIONAL SERVICES | 125,000.00 | 595.17 | 595.17 | 0.48 | 0.00 | 124,404.83 |
| | * SUB-CATEGORY TOTAL * | 125,000.00 | 595.17 | 595.17 | 0.48 | 0.00 | 124,404.83 |
| <u>CONTRACT SERVICES</u> | | | | | | | |
| 520-539 | OTHER CONTRACT SERVICES | 12,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,000.00 |
| | * SUB-CATEGORY TOTAL * | 12,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,000.00 |
| <u>ANNUAL MAINTENANCE FEES</u> | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | ** CATEGORY TOTAL ** | 137,000.00 | 595.17 | 595.17 | 0.43 | 0.00 | 136,404.83 |
| <u>700-CAPITAL OUTLAY</u> | | | | | | | |
| <u>OFFICE FURNITURE/EQUIPMENT</u> | | | | | | | |
| | | | | | | | |

CITY OF TAYLOR
 FINANCIAL STATEMENT
 AS OF: APRIL 30TH, 2026

119-TIF NO.1 (DOWNTOWN)
 520-TIF NO. 1 ADMINISTRAT
 DEPARTMENT EXPENSES

| ACCT # | ACCOUNT NAME | ANNUAL BUDGET | CURRENT PERIOD | Y-T-D ACTUAL | % OF BUDGET | Y-T-D ENCUMB. | BUDGET BALANCE |
|---|---------------------------|---------------|----------------|---------------|-------------|---------------|----------------|
| <u>CAPITAL IMPROVEMENTS/ACQUISITI</u> | | | | | | | |
| <u>800-CONTRIBUTIONS & CONTINGENC</u> | | | | | | | |
| <u>CONTRIBUTIONS/TRANSFERS</u> | | | | | | | |
| 520-813 | FACADE GRANTS | 75,000.00 | 390.46 | 51,890.46 | 69.19 | 0.00 | 23,109.54 |
| 520-815 | INTERFUND TRANSFER OUT | 504,850.00 | 126,212.50 | 381,477.50 | 75.56 | 0.00 | 123,372.50 |
| 520-819 | OTHER CONTRIBUTIONS | 225,000.00 | 0.00 | 10,069.00 | 34.58 | 67,732.25 | 147,198.75 |
| | * SUB-CATEGORY TOTAL * | 804,850.00 | 126,602.96 | 443,436.96 | 63.51 | 67,732.25 | 293,680.79 |
| | ** CATEGORY TOTAL ** | 804,850.00 | 126,602.96 | 443,436.96 | 63.51 | 67,732.25 | 293,680.79 |
| *** | DEPARTMENT TOTAL *** | 941,850.00 | 127,198.13 | 444,032.13 | 54.34 | 67,732.25 | 430,085.62 |
| *** | TOTAL EXPENSES *** | 941,850.00 | 127,198.13 | 444,032.13 | 54.34 | 67,732.25 | 430,085.62 |
| *** | TOTAL PROFIT / (LOSS) *** | 193,150.00 | (123,738.26) | (418,251.20) | 251.61- | (67,732.25) | 679,133.45 |

*** END OF REPORT ***

4/17/2026



P.O. Box 1236
Belton, Texas 76513-1236

www.hotlandscape.com

Fax: 254-939-2629
Phone: 254-939-6795

Downtown Taylor

| Material | Quantity | Size |
|------------------------------|-----------------|-------------|
| Knockout Roses | 18 | 3g |
| Drift Roses Pink | 52 | 3g |
| Crushed Granite | 10 | Cu.Yd |
| Landscape Fabric for Granite | 2 | Rolls |
| Bicolor Iris | 30 | 3g |
| Cedar Elm | 1 | 45g |
| Drift Roses Red | 12 | 3g |
| Monterrey Oak | 2 | 100g |
| Cotoneaster | 1 | 3g |
| Texas Red Bud | 4 | 30g |
| Irrigation Adjustments | 1 | Total |
| Excavate for granite | 1 | Ea |
| Remove Cedar Elm Stump | 1 | Ea |
| Crape Myrtle Removal | 1 | Ea |
| | Subtotal | \$20,692.48 |
| | Tax | \$0.00 |
| | Total | \$20,692.48 |

“IRRIGATION IS REGULATED IN THE STATE OF TEXAS BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY”

Their address is.

P.O. Box 13087, Austin, Texas 78711-3087 (512) 239-6719

Any and all warranties provided by Heart of Texas WILL NOT INCLUDE: theft, damage from mowers or negligence of damage from any outside agency. We will not warranty any acts of GOD. (i.e. lightning, fire, flooding, freezes, etc.). Any warranty issues will be inspected by an irrigation technician for these issues before any repairs are made. if any repairs are made to the system during the 12 month warranty period by any company other than Heart of Texas, the warranty is then voided. Price valid for 15 days.

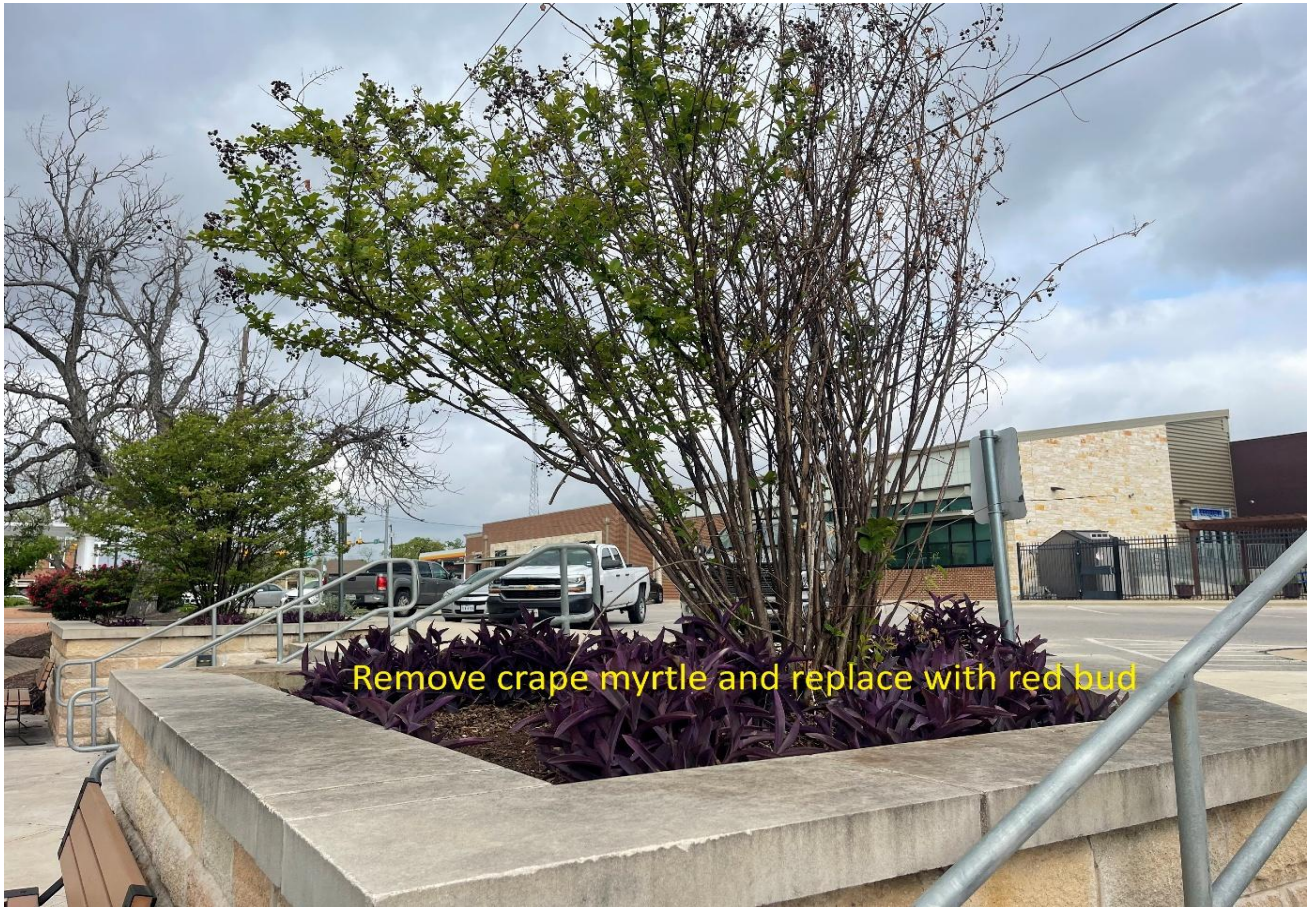
**Credit card payments are accepted by Heart of Texas Landscape, but a 3.5% processing fee will be added to any invoices paid by credit card. Visa, MasterCard, and Discover are accepted.

Thank you for the opportunity to bid on this project, we really appreciate it.

Dustin Finch, Account
Manager

Accepted By: _____

Date: _____



Remove crape myrtle and replace with red bud



Add one red bud tree





3 knockout roses
9 pink drift roses



Add 14 drift roses pink
and 21 bicolor iris
to raised beds



Add one monterrey oak and 12 red drift roses



Add one monterrey oak





10 Knockout
Roses

10 Drift Roses



Add crushed
granite



