

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
JUNE 17, 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 May 20, 2026, meeting.
2.
 1. Review the TIF # 1 (119) Fund Report and Grants recap.

IV. REGULAR AGENDA - NEW BUSINESS

V. REGULAR AGENDA - CONTINUING BUSINESS

3. Updates on POs approved.
4. Update on events: July 21 Mixer, Smithsonian Opening, Smithsonian Exhibit, Prep area projects - ghost sign, historic banners, wooden road prep, landscaping, curb, outside event signage.

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: 6/11/2026

Minutes
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

MEMBERS PRESENT

Alyse Mervosh
Kirsten Sheldrake
Jeff Snyder
Mitch Drummond
Curie Humphreys
Doug Moss

MEMBERS ABSENT

Mike Kaspar
Ron Verano

OTHERS PRESENT

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

I. CALL TO ORDER AND DECLARE A QUORUM at 4:00 PM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

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

Alyse Mervosh motioned, and Curie Humphreys seconded the approval of the consent agenda with corrections to names. Motion passed unanimously.

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on the proposal for historic wooden road signage.

Jeff Snyder motioned, and Curie Humphreys seconded the approval of a maximum of \$15K for purchasing and installation of a sign for the historic wooden road on 1st Street. Motion passed unanimously.

4. Discuss and consider action on the wooden road action plan.

Jeff Snyder motioned, and Alyse Mervosh seconded the approval of either a fence with banners or screens for the building with historic information about Taylor, and the exposure of the wooden bricks at the corner of 1st and Porter St. The Board agreed to leave the wooden brick area open, with no fencing or bollards. Signage is at the corner across the street and on historic banners or screens.

Motion passed unanimously.

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 (tabled until the June meeting).
13. Review and consider approval of the PO for the Level Up Program for 2026.

Alyse Mervosh motioned, and Jeff Snyder seconded the approval for items 5-11 and 13 up to \$200K. Requested 15 trash cans vs 10 if the budget allows. Also, requested, when restriping during level up, if parking spaces could be at least 10ft wide vs 9 ft. The Board also requested the savings from the additional landscaping to be put toward additional larger trees in Herriage Square, if possible (need to coordinate with Parks and Tree Board). Motion passed unanimously

14. Discuss and consider action on the Reinvent Taylor event.

Mitch Drummond motioned, and Curie Humphreys seconded the approval of plans and expenditures for the “Reinvent Taylor” event, along with the name of the event changing to “Imagine the Possibilities”. Clean up of 1st street with new curb, guttering, and landscaping was approved. Invitations were discussed to change the picture to a rendering of one of the historic buildings. Doug Moss will be supervising this task.

Motion passed unanimously.

VI. ADJOURN

Alyse Mervosh motioned, and Mitch Drummond seconded for approval of adjourning at 5:28 PM. Motion passed unanimously.

119-520-813													
GRANT BUDGET			\$75,000	GRANT AWARDED		\$ 126,500.00	GRANT BALANCE		\$ 0.00				
Street #	Street	Grant type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported HTC	Amount Paid	Total Cap investment	Budget Year Burdened	Notes
113	E 3rd St	Facade	1/4/2025	\$ 25,000.00	12/18/2024	\$ 25,000.00	12/18/2025	1/30/2026	Q1 26	\$ 25,000.00	\$ 50,602.00	25/26	Extension to Jan 31, 2026 awarded on 11/19/2025
115	E 3rd St	Facade	1/4/2025	\$ 25,000.00	12/18/2025	\$ 25,000.00	12/18/2025	1/30/2026	Q1 26	\$ 25,000.00	\$ 53,748.00	25/26	Extension to Jan 31, 2026 awarded on 11/19/2025
112	W 2nd St	Sign	1/4/2025	\$ 7,188.50	12/17/2025	\$ 1,500.00	1/4/2026	1/13/2026	Q1 26	\$ 1,500.00	\$ 14,377.00	25/26	
119	E 3rd St	Facade	1/21/2026	\$ 25,000.00	2/18/2026	\$ 25,000.00	2/18/2027				\$ 62,769.00	25/26	Need CC approvalCut Po for 25.26
121	E 3rd St	Facade	1/21/2026	\$ 25,000.00	2/18/2026	\$ 25,000.00	2/18/2027				\$ 89,786.00	25/26	Need CC approvalCut Po for 25.26
119	E 3rd St	Fire Sup	1/21/2026	\$ 25,000.00	2/18/2026	\$ 25,000.00	2/18/2027				\$ 63,000.00	25/26	Need CC approvalCut Po for 25.26
121	E 3rd St	Fire Sup	1/21/2026	\$ 25,000.00	OOFunds	\$ -					\$ 63,000.00	25/26	Declined
219	Main St	Facade	2/11/2026	\$ 25,000.00	OOFunds	\$ -					\$ 51,000.00	25/26	Declined
221	Main St	Facade	2/11/2026	\$ 25,000.00	OOFunds	\$ -					\$ 51,000.00	25/26	Declined
						\$ 126,500.00				\$ 51,500.00	\$ 397,282.00		

 DATE TRAN # REFERENCE =====DESCRIPTION===== VEND INV/JE #/PO # =====BUDGET===== =====ACTIVITY===== =====Y-T-D=====

310-111 CURRENT PROPERTY TAXES

5/13	B91563	MISC	FY26 CITY TIRZ #1 AL	JE# 033689		619,077.49CR			
			====MAY TOTAL====		55,000.00CR	619,077.49CR		619,077.49CR	
==ACCT TOTALS==			CURRENT BUDGET:	660,000.00CR	YTD ACTIVITY:	619,077.49CR	ENCUMBERED:	0.00	BALANCE:

330-242 TIF-WILLIAMSON COUNTY

==ACCT TOTALS==			CURRENT BUDGET:	450,000.00CR	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:
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430-331 INTEREST INCOME

10/31	B88848	Interest000000	OCT 2025 TEXPOOL INT	JE# 032663	0.00	3,970.81CR		0.00	
10/31	B89295	MISC	OCTOBER 2025 PC INTE	JE# 032795		283.66CR			
			====OCT TOTAL====		2,083.33CR	4,254.47CR		4,254.47CR	
11/30	B89296	MISC	NOV 2025 PC INTEREST	JE# 032808		59.68CR			
11/30	B89300	Interest000000	NOV 2025 TEXPOOL INT	JE# 032804		3,713.55CR			
			====NOV TOTAL====		2,083.33CR	3,773.23CR		8,027.70CR	
12/31	B89757	Interest000000	DEC 2025 TEXPOOL INT	JE# 033028		3,694.00CR			
			====DEC TOTAL====		2,083.33CR	3,694.00CR		11,721.70CR	
1/31	B90066	Interest000000	JAN 2026 TEXPOOL INT	JE# 033166		3,592.48CR			
			====JAN TOTAL====		2,083.37CR	3,592.48CR		15,314.18CR	
2/27	B90485	Interest000000	FEB 2026 TEXPOOL INT	JE# 033331		3,229.39CR			
			====FEB TOTAL====		2,083.33CR	3,229.39CR		18,543.57CR	
3/31	B90861	Interest000000	MARCH 2026 TEXPOOL I	JE# 033479		3,577.49CR			
			====MAR TOTAL====		2,083.33CR	3,577.49CR		22,121.06CR	
4/30	B91280	Interest000000	APRIL 2026 TEXPOOL I	JE# 033615		3,459.87CR			
			====APR TOTAL====		2,083.33CR	3,459.87CR		25,580.93CR	
5/31	B91650	Interest000000	MAY 2026 TEXPOOL INT	JE# 033709		4,557.27CR			
			====MAY TOTAL====		2,083.33CR	4,557.27CR		30,138.20CR	
==ACCT TOTALS==			CURRENT BUDGET:	25,000.00CR	YTD ACTIVITY:	30,138.20CR	ENCUMBERED:	0.00	BALANCE:

430-334 MISCELLANEOUS REVENUE

10/08	C88403	RCPT 01857834	TML IRP CLAIM # PR 1		0.00	200.00CR		0.00	
			====OCT TOTAL====		0.00	200.00CR		200.00CR	
==ACCT TOTALS==			CURRENT BUDGET:	0.00	YTD ACTIVITY:	200.00CR	ENCUMBERED:	0.00	BALANCE:

DATE	TRAN #	REFERENCE	DESCRIPTION	VEND	INV/JE #	PO #	BUDGET	ACTIVITY	Y-T-D
	450-370		INTERFUND TRANSFER IN						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-111		REGULAR FULL TIME						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-115		LONGEVITY PAY						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-118		INSURANCE ALLOWANCE						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-121		FICA SOCIAL SECURITY						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-122		WORKERS COMPENSATION						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	
	520-124		RETIREMENT-TMRS						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

DATE	TRAN #	REFERENCE	DESCRIPTION	VEND	INV/JE #/PO #	BUDGET	ACTIVITY	Y-T-D	BALANCE

	520-128		LONG TERM DISABILITY						

==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

	520-519		OTHER PROFESSIONAL SERVICES						
11/05	A13066	03/23/2026	UPDATE TIRZ ZONE 2	243651	261403		E	2,160.00	
						===NOV TOTAL===		10,416.66	
3/23	A19661	03/23/2026	UPDATE TIRZ ZONE 2	243651	VOID-03/23/2026		E	2,160.00CR	2,160.00
						===MAR TOTAL===		10,416.66	
4/28	B91178	MAR 2026	PCARD Sp Po:A Frame sign h		JE# 033589			495.79	0.00
4/28	B91178	MAR 2026	PCARD Displ:2 White rocker		JE# 033589			99.38	
						===APR TOTAL===		10,416.66	595.17
==ACCT TOTALS==		CURRENT BUDGET:	125,000.00	YTD ACTIVITY:	595.17	ENCUMBERED:	0.00	BALANCE:	

	520-539		OTHER CONTRACT SERVICES						
==ACCT TOTALS==		CURRENT BUDGET:	12,000.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

	520-542		MISCELLANEOUS EXPENSE						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

	520-719		OTHER CAPITAL OUTLAY						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

	520-742		CONSTRUCTION						
==ACCT TOTALS==		CURRENT BUDGET:	0.00	YTD ACTIVITY:	0.00	ENCUMBERED:	0.00	BALANCE:	

DATE	TRAN #	REFERENCE	DESCRIPTION	VEND	INV/JE #/PO #	BUDGET	ACTIVITY	Y-T-D	
520-813 FACADE GRANTS									
1/12	A16230		112W2NDSIGNGRANT	244318	261952		E	1,500.00	
1/12	A16472	CHK: 174217	112 W 2ND SIGN GRANT	244318	112 W 2ND SIGN		E	1,500.00CR	
1/12	A16472	CHK: 174217	112 W 2ND SIGN GRANT	244318	112 W 2ND SIGN			1,500.00	
1/30	A17493			244323	262107		E	25,000.00	
1/30	A17494	CHK: 174478	FACADE GRANT 115 E 3	244323	262108		E	25,000.00	
		02/18/2026							
===JAN TOTAL===						6,250.00		51,500.00	
2/18	A18014	CHK: 174478	FACADE GRANT 113 E 3	244323	113 E 3RD ST GRANT		E	25,000.00CR	
2/18	A18014	CHK: 174478	FACADE GRANT 113 E 3	244323	113 E 3RD ST GRANT			25,000.00	
2/18	A18015	CHK: 174478	FACADE GRANT 115 E 3	244323	115 E 3RD ST GRANT		E	25,000.00CR	
2/18	A18015	CHK: 174478	FACADE GRANT 115 E 3	244323	115 E 3RD ST GRANT			25,000.00	
===FEB TOTAL===						6,250.00		51,500.00	
4/28	B91178	MAR 2026	PCARD Lowes:Funds for the		JE# 033589			390.46	
===APR TOTAL===						6,250.00		51,890.46	
5/27	B91588	APR 2026	PCARD The H:Small Watering		JE# 033743			5.38	
===MAY TOTAL===						6,250.00		51,895.84	
==ACCT TOTALS== CURRENT BUDGET:			75,000.00	YTD ACTIVITY:		51,895.84	ENCUMBERED:	0.00	BALANCE:

520-814 TRANSFER TO CIP									
==ACCT TOTALS== CURRENT BUDGET:			0.00	YTD ACTIVITY:		0.00	ENCUMBERED:	0.00	BALANCE:

520-815 INTERFUND TRANSFER OUT									
10/01	B88556	MISC	FY26 Q1 XFERS BETWEE		JE# 032537	0.00		0.00	
===OCT TOTAL===						42,070.83		126,212.50	
1/01	B89892	MISC	FY26 Q2 XFERS BETWEE		JE# 033120			126,212.50	
===JAN TOTAL===						42,070.87		126,212.50	
3/23	B90800	MISC	UPDATE TIRZ ZONE 2		JE# 033435			2,840.00	
===MAR TOTAL===						42,070.83		2,840.00	
4/01	B90987	MISC	FY26 Q3 XFERS BETWEE		JE# 033551			126,212.50	
===APR TOTAL===						42,070.83		126,212.50	
5/13	B91564	MISC	REIMB CITY TAX PMT 7		JE# 033690			21,732.00	
5/15	A22241		LANDSCAPE IMPROVEMEN	080720	262938		E	6,931.25	
===MAY TOTAL===						42,070.83		28,663.25	
==ACCT TOTALS== CURRENT BUDGET:			504,850.00	YTD ACTIVITY:		403,209.50	ENCUMBERED:	6,931.25	BALANCE:

520-819 OTHER CONTRIBUTIONS								
10/31	A13018		DOWNTOWN MASTER PLAN	012070	261324	0.00	E	25,801.25
==ACCT TOTALS== CURRENT BUDGET:				YTD ACTIVITY:		0.00		0.00

DATE	TRAN #	REFERENCE	DESCRIPTION	VEND INV/JE #/PO #	BUDGET	ACTIVITY	Y-T-D

	520-819		OTHER CONTRIBUTIONS				
				* (CONTINUED) *			
				===OCT TOTAL===	18,750.00	25,801.25	25,801.25
12/15	A15113		TASKS COMPLETED MAYT	012070 261760		E 52,000.00	
12/15	A15217	EFT: 010640	DOWNTOWN PLAN UPDATE	012070 2154		E 10,069.00CR	
12/15	A15217	EFT: 010640	DOWNTOWN PLAN UPDATE	012070 2154		10,069.00	
				===DEC TOTAL===	18,750.00	52,000.00	77,801.25
5/27	A22610	CHK: 175359	WOODEN RD HISTORIC S	244391 262999		E 6,164.84	
		05/28/2026					
5/28	A22712	CHK: 175359	WOODEN RD HISTORIC S	244391 29587		E 6,164.84CR	
5/28	A22712	CHK: 175359	WOODEN RD HISTORIC S	244391 29587		6,164.84	
				===MAY TOTAL===	18,750.00	6,164.84	83,966.09
==ACCT TOTALS== CURRENT BUDGET:			225,000.00	YTD ACTIVITY:	16,233.84	ENCUMBERED:	67,732.25
							BALANCE:

REPORT TOTALS

CURRENT BUDGET	PERIOD ACTIVITY	YTD ACTIVITY	ENCUMBERED
193,150.00CR	177,481.34CR	177,481.34CR	74,663.50

DEPARTMENT TOTALS

DEPARTMENT	ORIGINAL BUDGET	CURRENT BUDGET	PERIOD ACTIVITY	YTD ACTIVITY
520	941,850.00	941,850.00	546,597.85	546,597.85
N/A	1,135,000.00CR	1,135,000.00CR	649,415.69CR	649,415.69CR
===DEPT TOTALS===	193,150.00CR	193,150.00CR	102,817.84CR	102,817.84CR

SELECTION CRITERIA

 FISCAL YEAR: Oct-2025 / Sep-2026
 FUND: 119-TIF NO.1 (DOWNTOWN)
 PERIOD TO USE: Oct-2025 THRU Sep-2026

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZZZ
 DIGIT SELECTION:
 DEPARTMENT RANGE: - THRU -

PRINT OPTIONS

REPORT TYPE: DETAIL
 TRANSACTIONS: BOTH
 ACTIVE FUNDS ONLY: NO
 ACTIVE ACCOUNT ONLY: NO
 OMIT ACCOUNTS WITH NO ACTIVITY: NO
 OMIT TOTALS ON ACCOUNTS WITH NO ACTIVITY: NO
 OMIT ACCOUNTS WITH NO BUDGET: NO
 PAGE BREAK AFTER DEPT: NO
 PRINT RESTRICTED ACCOUNTS: NO
 PRINT DEPARTMENT TOTALS: NO
 PRINT TOTALS: Monthly
 PRINT: INVOICE #
 BUDGET: Annual

*** END OF REPORT ***

