

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
JULY 15, 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 June 17, 2026 meeting.
2. Review the TIF # 1 (119) Fund Report and Grants recap.

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on a sub-committed for review of Stay Awhile and Multi-Business Grants.
4. Review and consider action on SAW grant for 120 W 2nd St.

V. REGULAR AGENDA - CONTINUING BUSINESS

5. Update on events: July 21 Mixer, Smithsonian Opening, Smithsonian Exhibit, Prep area projects - ghost sign, historic banners, wooden road prep, landscaping, wayfinding 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: 7/8/2026

Minutes
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

Board Present: Doug Moss Jeff Snyder Currie Humphreys Alyse Mervosh Kirsten Sheldrake
Mike Kaspar

Not Present: Ron Verano Mitch Drummond (excused)

Others Present: Ruby Fisher – Main Street Manager, Niecy Baum – Downtown Director,
Chuck Farr

I. Call to order and declare a quorum

A quorum was declared, and the meeting was called to order at 4:03 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.)
None.

III. Consent agenda

1. Review and consider action on minutes from the May 20, 2026, meeting.
2. Review the TIF # 1 (119) Fund Report and Grants recap.
Jeff Snyder motioned, and Curie Humphreys seconded, to approve the consent agenda as presented. The motion passed unanimously.

Iv. Regular agenda - new business

V. Regular agenda - continuing business

3. Updates on POs (Purchase Orders) approved.
POs will be updated at the next meeting after City Council final approval on June 25.
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.
Staff presented updates on all of the upcoming events.

Vi. Adjourn

The meeting was motioned to adjourn at 4:54 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: 6/11/2026

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JULY 31ST, 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	619,077.49	93.80	0.00	40,922.51
330-INTERGOVERNMENTAL REV		450,000.00	0.00	443,491.81	98.55	0.00	6,508.19
430-USE OF MONEY AND PROP		<u>25,000.00</u>	<u>0.00</u>	<u>36,223.08</u>	<u>144.89</u>	<u>0.00</u>	<u>(11,223.08)</u>
*** TOTAL REVENUES ***		<u>1,135,000.00</u>	<u>0.00</u>	<u>1,098,792.38</u>	<u>96.81</u>	<u>0.00</u>	<u>36,207.62</u>
<u>EXPENDITURE SUMMARY</u>							
520-TIF NO. 1 ADMINISTRAT		<u>1,240,195.00</u>	<u>751.79</u>	<u>474,984.94</u>	<u>44.58</u>	<u>77,954.03</u>	<u>687,256.03</u>
*** TOTAL EXPENDITURES ***		<u>1,240,195.00</u>	<u>751.79</u>	<u>474,984.94</u>	<u>44.58</u>	<u>77,954.03</u>	<u>687,256.03</u>
*** TOTAL PROFIT / (LOSS) ***		<u>(105,195.00)</u>	<u>(751.79)</u>	<u>623,807.44</u>	<u>518.90-</u>	<u>(77,954.03)</u>	<u>(651,048.41)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: JULY 31ST, 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
310-TAXES							
310-111	CURRENT PROPERTY TAXES	<u>660,000.00</u>	<u>0.00</u>	<u>619,077.49</u>	<u>93.80</u>	<u>0.00</u>	<u>40,922.51</u>
** REVENUE CATEGORY TOTAL **		660,000.00	0.00	619,077.49	93.80	0.00	40,922.51
330-INTERGOVERNMENTAL REVENUES							
330-242	TIF-WILLIAMSON COUNTY	<u>450,000.00</u>	<u>0.00</u>	<u>443,491.81</u>	<u>98.55</u>	<u>0.00</u>	<u>6,508.19</u>
** REVENUE CATEGORY TOTAL **		450,000.00	0.00	443,491.81	98.55	0.00	6,508.19
430-USE OF MONEY AND PROPERTY							
430-331	INTEREST INCOME	25,000.00	0.00	36,023.08	144.09	0.00	(11,023.08)
430-334	MISCELLANEOUS REVENUE	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(200.00)</u>
** REVENUE CATEGORY TOTAL **		25,000.00	0.00	36,223.08	144.89	0.00	(11,223.08)
450-INTERFUND OPERATING TRANSF							
*** TOTAL REVENUES ***		<u>1,135,000.00</u>	<u>0.00</u>	<u>1,098,792.38</u>	<u>96.81</u>	<u>0.00</u>	<u>36,207.62</u>
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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	8,000.00	0.00	1,553.07	19.41	0.00	6,446.93
* SUB-CATEGORY TOTAL *		8,000.00	0.00	1,553.07	19.41	0.00	6,446.93
<u>CONTRACT SERVICES</u>							
520-539	OTHER CONTRACT SERVICES	30,000.00	0.00	0.00	0.00	0.00	30,000.00
* SUB-CATEGORY TOTAL *		30,000.00	0.00	0.00	0.00	0.00	30,000.00
<u>ANNUAL MAINTENANCE FEES</u>							
** CATEGORY TOTAL **		38,000.00	0.00	1,553.07	4.09	0.00	36,446.93
<u>700-CAPITAL OUTLAY</u>							
<u>OFFICE FURNITURE/EQUIPMENT</u>							
520-719	OTHER CAPITAL OUTLAY	155,400.00	0.00	0.00	0.00	0.00	155,400.00
* SUB-CATEGORY TOTAL *		155,400.00	0.00	0.00	0.00	0.00	155,400.00

CITY OF TAYLOR
FINANCIAL STATEMENT
AS OF: JULY 31ST, 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>							
** CATEGORY TOTAL **		155,400.00	0.00	0.00	0.00	0.00	155,400.00
<u>800-CONTRIBUTIONS & CONTINGENC</u>							
<u>CONTRIBUTIONS/TRANSFERS</u>							
520-813	FACADE GRANTS	308,500.00	751.79	52,647.63	18.13	3,290.53	252,561.84
520-815	INTERFUND TRANSFER OUT	513,295.00	0.00	403,209.50	79.90	6,931.25	103,154.25
520-819	OTHER CONTRIBUTIONS	225,000.00	0.00	17,574.74	37.91	67,732.25	139,693.01
* SUB-CATEGORY TOTAL *		1,046,795.00	751.79	473,431.87	52.67	77,954.03	495,409.10
** CATEGORY TOTAL **		1,046,795.00	751.79	473,431.87	52.67	77,954.03	495,409.10
*** DEPARTMENT TOTAL ***		1,240,195.00	751.79	474,984.94	44.58	77,954.03	687,256.03
*** TOTAL EXPENSES ***		1,240,195.00	751.79	474,984.94	44.58	77,954.03	687,256.03
*** TOTAL PROFIT / (LOSS) ***		(105,195.00)	(751.79)	623,807.44	518.90-	(77,954.03)	(651,048.41)

*** END OF REPORT ***

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		

119-520-813	GRANT BUDGET		\$17,500	Front porch Package - GRANT AWARDED			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
												25.26	
120	W 2nd St	FP	7/7/2026	\$190								25.26	Complete - Ready for Posting
323	N Main St	FP	7/6/2026	\$190								25.26	Incomplete - floral plan
415	N Main St	FP	7/7/2026	\$190.00								25.26	Incomplete - W9, floral plan, A-frame needed
												25.26	

Chairs		Open Signs		Potted Plants	Max \$120.00	A Frame Signs	Max 69.00
\$ 17,500.00	Balance	\$ 3,500.00	Balance	\$ 6,250.00	Balance	\$ 12,500.00	Balance
2				\$ 120.00		\$ 70.00	
2				\$ 120.00		PROVIDED	
2				\$ 120.00		\$ 70.00	

119-520-813	GRANT BUDGET		\$20,000	Stay a while - GRANT AWARDED			GRANT BALANCE			\$ 0.00	Up to \$2000		
Street #	Street	Grant type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported	Amount Paid	Total Cap investment	Budget Year Burdened	Notes
									HTC				
120	W 2nd St	SAW	7/7/2026	\$ 625.00									Complete - Ready for Posting

119-520-813	GRANT BUDGET		\$20,000	Multi Business Event - GRANT AWARDED			GRANT BALANCE		\$ 0.00	Up to \$100 per business			
Street #	Street	Grant type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported	Amount Paid	Total Cap investment	Budget Year Burdened	Notes: Must present receipts
									HTC				

119-520-813	GRANT BUDGET		\$100,000	Recruitmentt - GRANT AWARDED			GRANT BALANCE		\$ 0.00	Up to \$50,000 Matching per business - one business per address. One award per business. Must be brick and mortar. Retail/Rest only			
Street #	Street	Grant_type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported	Amount Paid	Total Cap investment	Budget Year Burdened	Notes: Must present receipts
									HTC				

119-520-813	GRANT BUDGET		\$20,000	Flood Relief Business Grant			GRANT BALANCE		\$ 0.00	Up to \$2000			
Street #	Street	Grant_type	App Date	Grant Amount Requested	Award Date	Award Amount	Due Date	Paid Date	Qtr Reported	Amount Paid	Total Cap investment	Budget Year Burdened	Notes
									HTC				
109	W 3rd St	FR	7/8/2026	\$1,000									Missing W9 and after pictures
204	N Main St	FR	7/2/2026	\$1,000									Missing pictures (may not have)