AGENDA

CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
AUGUST 19, 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 July 15, 2026 meeting.
2. Review the TIF # 1 (119) Fund Report and Grants recap.

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on the Economic Recruitment Grant for 506 Porter St.- Taylor Tea House
4. Review and consider action on 10.10.2026 Multi-Business Event application, Neighborhood Bottle Shoppe
5. Review and consider action on Flood Relief Grant 109 W 3rd - Ripple and Rose.
6. Review and consider action on Flood Relief Grant 204 N Main - Taylor Bike Company
7. Review and consider action on Flood Relief Grant 219 N Main - The Hawt Spot
8. Review and consider action on Flood Relief Grant 306 N Main - The Howard Cinema
9. Review and consider action on Flood Relief Grant 307 N Main - Taylor Sporting Goods
10. Review and consider action on Flood Relief Grant - 514 N Main - Nail Shack
11. Review and consider action on Flood Relief Grant 519 N Main - Sweet and Southern Finds
12. Review and consider action on Flood Relief Grant - KINCL

V. REGULAR AGENDA - CONTINUING BUSINESS

13. Update on Front Porch Grant Applications - 110 N Main - Taylor Bike, 120 W 2nd- Neighborhood Bottle, 120 W 2nd- Silver Moon, 323 N Main Dees Flowers, 415 N Main Nail Shack

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: 8/13/2026

Minutes

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

Present: Mitch Drummond, Doug Moss, Jeff Snyder, Curie Humpheys, Kirsten Sheldrake, Mike Kasapar
Absent: Ron Verano, Alyse Mervosh
Other Present: Ruby Fisher, Main Street Manager

I. CALL TO ORDER AND DECLARE A QUORUM
A quorum was declared and the meeting called to order at 4:02pm

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 present

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 the Grants recap
   Mike Kaspar motioned, and Cuire Humphreys seconded the approval of the Consent Agenda. Motion passed unanimously.

IV. REGULAR AGENDA - NEW BUSINESS

3. Review and consider action on a sub-committed for review of Stay-A-While and Multi-Business Grants.
   A motion was made by Doug Moss to establish a Grant Review subcommittee composed of Curie Humphreys and Kirsten Sheldrake for the Stay-A-While(SAW) Grant and Multi-Business Event Grant, seconded by Mike Kaspar. Motion passed unanimously.
4. Review and consider action on SAW grant for 120 W 2nd St.
   It is noted by the board that Kirsten Sheldrake was recused from voting. A motion was made by Curie Humphreys to approve the SAW Grant from 120 W 2nd up to $1,000 reimbursed, Jeff Snyder, passed unanimously.

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.
   An Update was provided by staff.

VI. ADJOURN
Meeting Adjourned at 4:55PM

TIF #1 25.26

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	carryover from 24.25 budget
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	
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	
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	
121	E 3rd St		Fire Sup	1/21/2026	$ 25,000.00	OOFunds	$ -					$ 63,000.00	25/26	Declined
219	Main St		Façade	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
204	N Main St		Facade		$ 1,340.90		$ 1,340.90		6/11/2025	Q3 26	$ 1,340.90	$ 2,681.80	25/26	Carryover from 24.25 Budget
							$ 127,840.90				$ 51,500.00	$ 501,963.80		

Revised Budget

TIF #1 25.26

Revised Budget

TIF #1 25.26

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	Neighborhood Bottle Shoppe	FP	7/7/2026	$ 190.00	8/1/026	190	9/1/2026	8/10/2026	3rd 26	$ 190.00		25.26	Complete - Approved- paid, need delivery of 2 chairs and a watering can
323	N Main St		FP	7/6/2026	$ 190.00								25.26	Incomplete - floral plan
415	N Main St		FP	7/7/2026	$ 190.00								25.26	Incomplete - W9, floral plan, A-frame needed
120	W 2nd St	Silver moon	FP	7/9/2026									25.26	Incomplete - Pictures- receipts

119-520-813	**GRANT BUDGET**			$20,000	**Stay a while - GRANT AWARDED**			GRANT BALANCE		$ 0.00	Up to $2000			
Street #	**Street**	**Business Name**	**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**
120	W 2nd St	Neighborhood Bottle Shoppe	SAW	7/7/2026	$ 625.00	7/15/2026	$ 625.00	8/15/2026	8/6/2026	3rd 26	$ 625.00	$ 1,250.00	25.26	complete - paid

119-520-813	**GRANT BUDGET**			$20,000	**Multi Business Event - GRANT AWARDED**			GRANT BALANCE		$ 0.00	Up to $100 per business			
Street #	**Street**	**Business Name**	**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: Must present receipts**
120	W2nd St	Neighborhood	MB	7/7/2026	$ 100.00		$ 100.00	100	100	3rd 26	$ 100.00		25.26	Paid

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**	**Business Name**	**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: Must present receipts**
506	Porter		Recruitm	7/9/2026	$50,000									

[redacted]

119-520-813	GRANT BUDGET			$20,000	Flood Relief Business Grant			GRANT BALANCE		$ 0.00	Up to $1000				
Street #	**Street**	**Business Name**	**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**	**Po #**
109	W 3rd St	Ripple and Ros	FR	7/8/2026	$1,000									Missing after pictures	
204	N Main St	Taylor Bike Co	FR	7/2/2026	$1,000									Complete	
219	N Main St	The Hawt Spot	FR	7/29/2026	$1,000									Missing pictures (may not have)	
306	N Main St	Howard Cinem	FR	7/26/2026	$1,000									Complete	
307	N Main St	Taylor Sporting	FR	7/28/2026	$1,000									Missing Pictures	
415	N Main St	The Nail Shack	FR	7/20/2023	$1,000									Complete- need vendor packet	
219	N Main St	Sweet and Sou	FR	7/24/2026	$1,000									Missing Venodr packet	
204	Loop 247	KINCL	FR	2/29/2026	$1,000										
					$8,000										

DOWNTOWN/ TIF WORKPLAN **Budget Revisions Request**

Note: 4-5 months new expense Encumbered total year

25.26 Actual

	Oct 25 Fund Balance	$ 1,228,805		
	TIF # Revenue 2026	$ 1,131,231	**Actual Bal**	
	total Fund 25.26	$ 2,360,036	**$ 1,660,749.82**	does not include encumbered
Encumbered	**2025.2026 Projects By Line Item**			
	City attorney fees for contract review/professional services	$ 8,000		
	Test -A-frame Sign City Hall		$ 495.79	
	Test - Rockers City Hall		$ 99.38	
	Table Cloth		$ 324.59	
	Chairs and table Rental		$ 876.50	
	frames		$ 60.08	
Subtotal	**119 520 519 Professional Services**	**$ 8,000**	**$ 1,856.34**	
	BluDot Program	$ 11,000	$ 9,740.00	setting up go live meeting
	Freese & Nichols (Total $43,000)	$ 19,000		
	Month of June 2026		$ 5,019.97	
Subtotal	**119 520 539 Other Contracted Services**	**$ 30,000**	**$ -**	
	Level up /Roads - see map tab	$ 142,600		Expected to start Sept
	Alleys	$ 3,000		
	wooden road	$ 10,000		sponsored by HDR
Subtotal	**119 520 719 Capital Expense Projects _ CIP Constru**	**$ 155,600**	**$ -**	
	Sign Façade Grant	$ 1,500	$ 1,500.00	
	Hughes Façade Grant 2025 113&115 E 3rd	$ 50,000	$ 50,000.00	
	Denton Façade Grant	$ 50,000		
	Art council	$ 37,000		
	Lowes paint supplies		$ 390.46	
	vandlgaurd		$ 421.18	
	light, battery belt, solrpanel		$ 225.10	
	battery for camera		$ 54.10	
	online picture sub		$ 4.00	
	mem card		$ 71.11	
	camera for alley		$ 214.31	
	on line view cloud photos		$ 120.00	
	Rocker250	$ 18,000		
			$ 17,740.00	
	Open flags 100	$ 3,500		
	5 open flags		$ 724.19	
	Plants120	$ 6,250		see grant page
	watering can		$ 253.88	
	A Frame Signage $75	$ 12,250		
	10 A Frame signs Amazon $59.98(on sale)		$ 599.80	
	Front Porch parties. Stage 1 turns into Front Porch Fest	$ 3,000		
	Recognition of best Front Porch each month (garden flag)	$ 500		
	Event Grants for multiple businesses – 3 or more businesses	$ 5,000		
	Longevity - 5 years or more	$ 2,000		
	Shade/Seating $2000	$ 20,000	see grants	
	Economic Development - Encourage ground-level Retail/Restaurant/Entertainment, Fire sup, flood	$ 100,000		
	Easels		$ 151.99	
	sign holders		$ 60.08	
	folders		$ 302.63	
	posters		$ 1,238.61	
	banners		$ 669.53	
	trash cans		$ 19.97	
	fence		$ 700.00	
	BIG City Hall Banner		$ 1,090.00	
	Tables chairs		$ 876.50	
	decoartions		$ 47.97	
	project boards		$ 68.72	
	fake grass		$ 188.44	
	food		$ 1,201.08	
	Rendering	$ 1,250		

DOWNTOWN/ TIF WORKPLAN	**Budget Revisions Request**	Note: 4-5 months new expense Encumbered total year	
		25.26	Actual

Subtotal	**119 520 813 Contributions**	$ 309,000	**$ 74,740.97**	
	Annual Debt Service	$ 341,800		
	Downtown Landscaping & Mowing(moves to Maintenance line)	$ 70,000	13,862.5 move to 813	
	2026 Event Staff 8 months- 4 months 26/2027 MS Manager Staff	$ 108,592		
Subtotal	119 520 815 Interfund Transfer out	$ 520,392	**$ 531,709.50**	
	Denton Fire Sup (moves to Economic Development grant) in 2027	$ 25,000		
	Eco Dev Grant line - Lion Heart	$ 51,448	$ 10,069.00	
	Trash cans New $2600 Refurb $1000	$ 29,000	$ 19,401.00	Trash can refurb - waiting for city guys to drop off, two weeks after that, New Expected delivery Sept 22nd
	Bike racks 3 locations	$ 5,000	$ 3,290.53	
	Speakers	$ 10,000		
	Electrical Update Heritage Square	$ 40,000		
	wooden road sign	$ 15,000	$ 13,605.36	
	Jones 204 N main façade grant		$ 1,340.90	24.25
	Christmas Decorations Heritage Square	$ 30,000		
	Maintenance and operations plan (landscaping contract)	$ 50,000	$ 43,272.58	
Subtotal	**119 520 819 Other Contributions**	**$ 255,448**	**$ 90,979.37**	
		$ 1,278,440	**$ 699,286.18**	