

Notice of Meeting of the Main Street Advisory Board of the City of Georgetown, Texas March 13, 2026

The Georgetown Main Street Advisory Board will meet on March 13, 2026 at 9:00 AM at 505 S. Main Street, Georgetown, TX 78626.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Regular Session

- 1.A **Call to order**
Call to order - Evan Cuyler, Board Chair
- 1.B **Approval of minutes**
Consideration and approval of the January 9, 2026 minutes - Evan Cuyler, Board Chair
- 1.C **Approval of minutes**
Consideration and approval of the February 13, 2026 minutes - Evan Cuyler, Board Chair
- 1.D **Board Volunteer Time**
Record board volunteer time – Rachel White, Downtown Development Manager
- 1.E **Main Street Facade Grant Request for 108 W. Eighth Street**
Consideration and possible action on a Main Street Facade Grant request for Bella on 8th - 108 Eighth St - Rachel White, Downtown Development Manager
- 1.F **Main Street Sign Grant Request for 108 W. Eight Street**
Consideration and possible action on a Main Street Sign Grant request for Bella on 8th - 108 Eighth St - Rachel White, Downtown Development Manager
- 1.G **Main Street Facade Grant Request for 216-224 W. Eighth St**
Consideration and possible action on a Main Street Facade Grant request for 216-224 W. Eighth St (Hoyt Building) - Rachel White, Downtown Development Manager
- 1.H **Board Retreat Recap**
Consideration and discussion about the "Fresh Eyes on the Square" activity the board members participated in at the annual board retreat. - Rachel White, Downtown Development Manager
- 1.I **2026-2027 Main Street Work Plan**

Discussion and possible action on the 2026-2027 Main Street Work Plan – Evan Cuyler, Board Chair

1.J **Project Team & Partner Updates**

Discussion on Project Teams, Partner updates, and BRE Visits - Evan Cuyler, Board Chair

1.K **Staff Report**

Staff Report – Rachel White, Downtown Development Manager

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

**City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026**

SUBJECT:

Call to order

SUGGESTED ACTION:

Call to order - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

**City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026**

SUBJECT:

Approval of minutes

SUGGESTED ACTION:

Consideration and approval of the January 9, 2026 minutes - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26.1.9 Main St Minutes - draft.pdf](#)

**Minutes of the
Main Street Advisory Board
City of Georgetown, Texas
Friday, January 9, 2026**

The Georgetown Main Street Advisory Board met on Friday, January 9, 2026 at 9:00 AM at Downtown Development & Special Events Offices, 502 S. Main Street, Georgetown, TX 78626.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Rachel Cummins, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

Rachel Cummins arrived at 9:05am

1. Regular Session

1.A Call to order

Call to order - Evan Cuyler, Board Chair
@9:00am

1.B Approval of minutes

Consideration and approval of the December 12, 2025 minutes - Evan Cuyler, Board Chair

Moved by Markus Lindsey; seconded by Trisha R Tallman to Approve .

Motion Approved: 5- 0

Voting For: Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

Voting Against: None

1.C Board Volunteer Time

Record board volunteer time – Rachel White, Downtown Development Manager
Board members entered their monthly volunteer time.

1.D **Main Street Community Assessment Accreditation**

Discussion about the Main Street Community Assessment Accreditation - Rachel White, Downtown Development Manager

Rachel worked through the scoring submission form with the board members.

1.E **Project Team & Partner Updates**

Discussion on Project Teams, Partner updates, and BRE Visits - Evan Cuyler, Board Chair

- Georgetown Swirl - looking for more wineries to participate and a local sponsor for the event. Tickets are on sale now, and about half have been sold. This year's theme is "Sweet 16"/80's prom.
- Breakfast Bites will be held on 3/24/2026 at 8:30am at the Library.
- BRE Visits - staff may look to do block check-ins instead of the traditional business retention visits.

1.F **Staff Report**

Staff Report – Rachel White, Downtown Development Manager

- The board retreat will be on February 13th here in Georgetown.
- TDA in Georgetown in May - Round Table

Adjournment

Moved by Markus Lindsey; seconded by Calvin Woolery-price to Adjourn @10:16am.

Motion Adjourn: 6 - 0

Voting For: Rachel Cummins, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Approval of minutes

SUGGESTED ACTION:

Consideration and approval of the February 13, 2026 minutes - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[2.13.2026 Main Street Minutes - draft.pdf](#)

Minutes of the Main Street Advisory Board City of Georgetown, Texas Friday, February 13, 2026

The Georgetown Main Street Advisory Board met on Friday, February 13, 2026 at 9:00 AM at 505 S. Main Street, Georgetown, TX 78626.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The Main Street Advisory Board will be having their annual Board Retreat on February 13th in Georgetown, TX. This will be a Workshop only with no action items.

The following Members were in attendance:

Present were: Rachel Cummins, Jennifer L Ridings-myhra, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

1. Regular Session

@ 9:00am

1.A Main Street Board Retreat

Discussion on the following topics:

- Review fundraising efforts and ideas for 2026
- Update Annual Work Plan

The Main Street Advisory Board held their annual board retreat in Georgetown. They reviewed their annual work plan, and participated in an activity called "Fresh Eyes on the Square." No actions were taken during the retreat.

Adjournment

@ 2:30pm

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Board Volunteer Time

SUGGESTED ACTION:

Record board volunteer time – Rachel White, Downtown Development Manager

ITEM SUMMARY:

Board members will input their monthly volunteer hours for Main Street as part of annual tracking.

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Main Street Facade Grant Request for 108 W. Eighth Street

SUGGESTED ACTION:

Consideration and possible action on a Main Street Facade Grant request for Bella on 8th - 108 Eighth St - Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-03-13 - Facade & Sign Application Staff Report - Cover Sheet Bella on 8th_Facade.pdf](#)
[Application with self-scores.pdf](#)
[2026-9-COA Approval Memo.pdf](#)
[Tejas quote_17961.pdf](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Friday, March 13, 2026
108 W. Eighth Street

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Façade Grant Fund application request for the property located at 108 W. Eighth Street.

The approved scope of work includes repainting previously painted exterior surfaces, including color changes and the application of new paint to existing painted areas.

The applicant has selected Tejas Painting to perform the work. The estimate provided by the applicant totals \$3,780 for the improvements and the applicant seeks a grant for the maximum award they are eligible for of **50% or up to \$20,000** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Bella on 8th
- Applicant: Virginia Mahan
- Property Owner: Bucking Bronco LLC
- Property Address: 108 W Eighth St.
- Historical/Current Building Name: La Bella Casa
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: No

First Floor Use: Yes - Retail

Occupy a Vacant Structure: Same use

Sales Subject to Sales Tax: Yes

Capital Expenditures: The applicant is investing over \$5,485 in improvements

HISTORIC PRESERVATION

Date of construction: 1905

2016 Historic Resources Survey Level of Priority: Medium

National Register Designation: Contributing



Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property faces the Courthouse and is considered to be on the Square.

STAFF ANALYSIS

Staff has met with the applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board. This application has been approved for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Rachel White, Downtown Development Manager



Advisory Board Review

Approved _____

Rejected _____

Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetown.org, no later than the THURSDAY before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Director at 512/930-2027. If you have any building or sign permit/historic preservation questions, contact the Historic District Planner at 512/930-3581.

- ◆ Applicant Name Virginia Mahan Date _____
- ◆ Business Name 8th + Austin DBA Bella On 8th
- ◆ Mailing Address 108 W. 8th St. Georgetown 78626
- ◆ Contact Phone 817 404 9203 Email Address BellaOn8th@gmail.com
- ◆ Building Owner (if different from applicant) Bucking Bronco LLC
- ◆ Historical/Current Building Name La Bella Casa
- ◆ Physical Building Address 108 W. 8th St.
- ◆ Type of Work: (check all that apply)
Sign ☒ Paint ☒ Masonry cleaning/paint removal ☐ Awning/Canopy ☐ Fire Sprinklers or Suppression Systems ☐
Uncovering/replacing windows ☐ Roof work ☐ Foundation work ☐ Removal of barriers to public accessibility ☐
Other: _____
- ◆ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
new signage & updated paint
interior & exterior
- ◆ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☐ Local Contractor ☒
Subject to sales tax ☐ Enhance historic significance ☒ Location is on the square ☒ Location is off the square ☐
- ◆ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):

1. <u>Roberts Printing</u>	<u>\$1703.66</u>	<u>signage</u>
2. <u>Carmel Painting</u>	<u>\$4045</u>	<u>interior</u>
3. <u>Texas Painting</u>	<u>\$3780</u>	<u>exterior</u>
- ◆ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): 9528.66
- ◆ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FACADE MAX): _____

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

Applicant's Signature _____

Date _____



FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

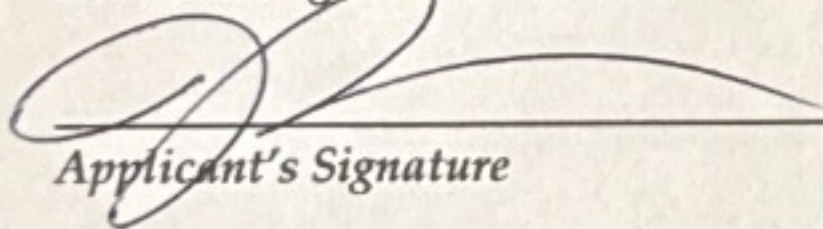
Please e-mail the completed application with necessary attachments and signatures to Downtown & Tourism Department: mainstreet@georgetown.org, no later than the Thursday before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-2027. If you have any historic preservation questions, contact the Historic District Planner at 512/930-3581.

I have met with the Georgetown Downtown Development Manager, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Georgetown Main Street Advisory Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as the Georgetown Main Street Program. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Procedures including the Façade & Sign Reimbursement Grant Details.

I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Georgetown Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Façade & Sign Reimbursement Grant. If the façade or sign is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Georgetown immediately for the full amount of the Façade & Sign Reimbursement Grant.

8th + Austin DBA Bella On 8th
Business/Organization Name


Applicant's Signature

Virginia Mahan
Printed Name

Date

Building Owner's Signature (if different from applicant) Printed Name

Date

This section to be completed by City Staff:

Georgetown HARC's Design Approval

Date

(obtain signature of Historic District Planner, City Planning staff, or attach approved COA)

Georgetown Main Street Advisory Board's Approval

Date

FAÇADE REIMBURSEMENT GRANT REVIEW PROCESS

Total project scores can range from 0 to 20 points

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$10,000
21-30 points	=	Grant recommendation up to \$20,000

Grant applications will be scored based on criteria below.
Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m.		Historic Preservation	
Yes	(2)	Non-contributing	1
No	0	Low Priority	3
First Floor Use		Medium Priority	(4)
Retail/Restaurant	(5)	High Priority	5
Office	3	Enhance Historic Significance	
Residential	0	Yes	(3)
Occupy Vacant/Underutilized Structure		No	0
Yes, Vacant	3	Location	
Underutilized Structure	2	On the Square	(1)
Rehabilitating, but same use	(1)	Off the Square	4
CapEx		*Georgetown Contractor Utilized	
> \$10,000	0	Georgetown Contractor, 100%	(3)
\$10,001 - \$25,000	(1)	Georgetown Contractor, 50%	1
\$25,001 - \$50,000	2	Out of area contractor	0
\$50,001 - \$75,000	3		
\$75,001 - \$100,000	4		
\$100,000+	5		
		Total Points	20

*Georgetown, within Georgetown City Limits/ETJ

SIGN REIMBURSEMENT GRANT REVIEW PROCESS

Total project scores can range from 0 to 30 points

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$1,000
21-30 points	=	Grant recommendation up to \$2,500

Grant applications will be scored based on criteria below.

Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m.		Historic Preservation	
Yes	4	Non-contributing	1
No	0	Low Priority	3
First Floor Use		Medium Priority	4
Retail/Restaurant	5	High Priority	5
Office	3	Location	
Residential	0	On the Square	1
Occupy a Vacant/Underutilized Structure		Off the Square	4
Yes	3	Georgetown Contractor Utilized	
Underutilized Structure	2	Georgetown Contractor, 100%	3
Rehabilitating, but same use	1	Georgetown Contractor, 50%	1
Sales Subject to Sales Tax		Out of area contractor	0
0-50%	0		
51-100%	2		
CapEx			
> \$10,000	1		
\$10,001 - \$25,000	2		
\$25,001 - \$50,000	3		
\$50,001+	4		
		Total Points	22



CERTIFICATE OF APPROPRIATENESS (COA) ADMINISTRATIVE REVIEW

FILE NUMBER: 2026-9-COA
PROJECT NAME: Bella on 8th Sign Project
APPLICANT: Roberts Printing c/o John Montgomery
PROPERTY OWNER: Bucking Bronco LLC
PROPERTY ADDRESS: 108 W. 8th Street
LEGAL DESCRIPTION: Georgetown City Of, Block 51, Lot 3(PT), Acres 0.05
REQUEST: New signage that is consistent with the applicable guidelines (flush mounted sign & hanging sign) and changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
EFFECTIVE DATE: February 17, 2026
EXPIRATION DATE*: February 17, 2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 17th day of February, 2026 the above referenced request for Certificate of Appropriateness (COA) was approved, as detailed below.

CERTIFICATE OF APPROPRIATENESS REQUEST DESCRIPTION

The applicant's request includes new signage that is consistent with the applicable guidelines, and changes to paint color on previously painted surfaces on a medium priority structure in the Downtown Area I Overlay District. Per Section 3.13 of the Unified Development Code, the HPO is the decision-maker for the items listed above.

The following list and attached documents represent the complete scope of work approved by the HPO:

- ✓ New signage that is consistent with the applicable guidelines (flush mounted & hanging signs) and
- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

The following conditions were met by the applicant as determined by the HPO or their delegate.

1. The application submitted was complete and the information contained within the application correct and sufficient to allow adequate review and final action.
2. Applicable design and development standards of the Unified Development Code and Historic District Design Guidelines in Chapter 3 specific to the applicable Historic Overlay District.

This Certificate is revocable and does not confer any permanent rights. This Certificate expires 24 months from the effective date if the approved work has not commenced.

February 17, 2026

Allyson Iiams

FOR: Allyson Iiams, Historic Preservation Officer
Attachment: Plans and Supporting Documents



Tejas Painting

210 South Main Street | Georgetown, Texas 78626
512-677-7414 | Sergio@TejasPainting.com | www.TejasPainting.com

RECIPIENT:

Bella on 8th

108 West 8th Street
Georgetown, Texas 78626

Quote #17961

Sent on Jan 16, 2026

Total \$3,780.00

Product/Service	Description	Qty.	Unit Price	Total
Facade Refresh	Paint Facade (N): change existing colors and (1) paint door frames, window casings and all window trim, (1) gutters. Windows- scrape, caulk, and clean up. Entablature- (2) colors: change existing colors. Paint the cornice, frieze, and ornamental detail.	1	\$4,200.00	\$4,200.00*
Tejas Painting's Commitment to Preserving Georgetown's History Through Paint: "The Most Beautiful Town Square in Texas"	As part of our "Old Town" approach to supporting other local businesses, I will provide support and advise on the process where applicable, for painting your historic building. This includes working with the City of Georgetown: 1. Application with COG to obtain (COA) Certificate of Appropriateness 2. Application with COG to obtain (ROW) Right of Way permit 3. Sidewalk closure and signage for exterior 4. COG Downtown Director: Facade and Sign Grant Program	1	\$0.00	\$0.00*
All Premium Sherwin Williams paint, labor, and materials included in the price.	Super Paint, Duration, or Latitude Fascia, Trim, Gutters: Satin finish -All unwanted nail holes and other damages will be patched. -Switch and outlet plates will be removed prior to painting. -Areas to be painted will be protected with plastic and tape. -Baseboards, trim and transition lines will be blue taped and clear caulked for perfect bleed free lines. -Paint will be sprayed, rolled, or brushed with 2 coats of paint.	1	\$0.00	\$0.00*
Payment: 100% upon day of completion via check		1	\$0.00	\$0.00*

* Non-taxable



Tejas Painting
210 South Main Street | Georgetown, Texas 78626
512-677-7414 | Sergio@TejasPainting.com | www.TejasPainting.com

Subtotal	\$4,200.00
Discount (10.0%)	- \$420.00
Total	\$3,780.00

Payment Schedule

100%	Upon day of completion, via check	\$3,780.00
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This quote is valid for the next 30 days, after which values may be subject to change.

City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Main Street Sign Grant Request for 108 W. Eight Street

SUGGESTED ACTION:

Consideration and possible action on a Main Street Sign Grant request for Bella on 8th - 108 Eighth St - Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-03-13 - Facade & Sign Application Staff Report - Cover Sheet Bella on 8th_Sign.pdf](#)
[Application with self-scores.pdf](#)
[2026-9-COA Approval Memo.pdf](#)
[Roberts Printing - Job-192420.pdf](#)
[Wall Sign.pdf](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Friday, March 13, 2026
108 W. Eighth Street

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Sign Grant Fund application request for the property located at 108 W. Eighth Street.

The approved scope of work includes the installation of new signage, consisting of both flush-mounted and hanging signs designed to meet Historic District guidelines.

The applicant has selected Roberts Printing to perform the work. The estimate provided by the applicant totals \$1,703.66 for the improvements and the applicant seeks a grant for the maximum award they are eligible for of **50% or up to \$2,500** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Bella on 8th
- Applicant: Virginia Mahan
- Property Owner: Bucking Bronco LLC
- Property Address: 108 W Eighth St.
- Historical/Current Building Name: La Bella Casa
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: No

First Floor Use: Yes - Retail

Occupy a Vacant Structure: Same use

Sales Subject to Sales Tax: Yes

Capital Expenditures: The applicant is investing over \$5,485 in improvements

HISTORIC PRESERVATION

Date of construction: 1905

2016 Historic Resources Survey Level of Priority: Medium

National Register Designation: Contributing



Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property faces the Courthouse and is considered to be on the Square.

STAFF ANALYSIS

Staff has met with the applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board. This application has been approved for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Rachel White, Downtown Development Manager



Advisory Board Review

Approved _____

Rejected _____

Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetown.org, no later than the THURSDAY before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Director at 512/930-2027. If you have any building or sign permit/historic preservation questions, contact the Historic District Planner at 512/930-3581.

- ♦ Applicant Name Virginia Mahan Date _____
- ♦ Business Name 8th + Austin DBA Bella On 8th
- ♦ Mailing Address 108 W. 8th St. Georgetown 78626
- ♦ Contact Phone 817 4049203 Email Address BellaOn8th@gmail.com
- ♦ Building Owner (if different from applicant) Bucking Bronco LLC
- ♦ Historical/Current Building Name La Bella Casa
- ♦ Physical Building Address 108 W. 8th St.
- ♦ Type of Work: (check all that apply)
Sign ☒ Paint ☒ Masonry cleaning/paint removal ☐ Awning/Canopy ☐ Fire Sprinklers or Suppression Systems ☐
Uncovering/replacing windows ☐ Roof work ☐ Foundation work ☐ Removal of barriers to public accessibility ☐
Other: _____
- ♦ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
new signage & updated paint
interior & exterior
- ♦ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☐ Local Contractor ☒
Subject to sales tax ☐ Enhance historic significance ☒ Location is on the square ☒ Location is off the square ☐
- ♦ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):

1. <u>Roberts Printing</u>	<u>\$1703.66</u>	<u>signage</u>
2. <u>Carmel Painting</u>	<u>\$4045</u>	<u>interior</u>
3. <u>Texas Painting</u>	<u>\$3780</u>	<u>exterior</u>
- ♦ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): 9528.66
- ♦ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FACADE MAX): _____

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

Applicant's Signature _____

Date _____



FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

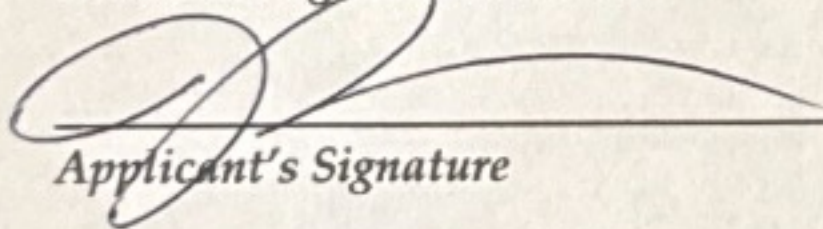
Please e-mail the completed application with necessary attachments and signatures to Downtown & Tourism Department: mainstreet@georgetown.org, no later than the Thursday before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-2027. If you have any historic preservation questions, contact the Historic District Planner at 512/930-3581.

I have met with the Georgetown Downtown Development Manager, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Georgetown Main Street Advisory Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as the Georgetown Main Street Program. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Procedures including the Façade & Sign Reimbursement Grant Details.

I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Georgetown Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Façade & Sign Reimbursement Grant. If the façade or sign is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Georgetown immediately for the full amount of the Façade & Sign Reimbursement Grant.

8th + Austin DBA Bella On 8th
Business/Organization Name


Applicant's Signature

Virginia Mahan
Printed Name

Date

Building Owner's Signature (if different from applicant) Printed Name

Date

This section to be completed by City Staff:

Georgetown HARC's Design Approval

Date

(obtain signature of Historic District Planner, City Planning staff, or attach approved COA)

Georgetown Main Street Advisory Board's Approval

Date

FAÇADE REIMBURSEMENT GRANT REVIEW PROCESS

Total project scores can range from 0 to 20 points

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$10,000
21-30 points	=	Grant recommendation up to \$20,000

Grant applications will be scored based on criteria below.
Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m.		Historic Preservation	
Yes	(2)	Non-contributing	1
No	0	Low Priority	3
First Floor Use		Medium Priority	(4)
Retail/Restaurant	(5)	High Priority	5
Office	3	Enhance Historic Significance	
Residential	0	Yes	(3)
Occupy Vacant/Underutilized Structure		No	0
Yes, Vacant	3	Location	
Underutilized Structure	2	On the Square	(1)
Rehabilitating, but same use	(1)	Off the Square	4
CapEx		*Georgetown Contractor Utilized	
> \$10,000	0	Georgetown Contractor, 100%	(3)
\$10,001 - \$25,000	(1)	Georgetown Contractor, 50%	1
\$25,001 - \$50,000	2	Out of area contractor	0
\$50,001 - \$75,000	3		
\$75,001 - \$100,000	4		
\$100,000+	5		
		Total Points	20

*Georgetown, within Georgetown City Limits/ETJ

SIGN REIMBURSEMENT GRANT REVIEW PROCESS

Total project scores can range from 0 to 30 points

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$1,000
21-30 points	=	Grant recommendation up to \$2,500

Grant applications will be scored based on criteria below.

Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m.		Historic Preservation	
Yes	4	Non-contributing	1
No	0	Low Priority	3
First Floor Use		Medium Priority	4
Retail/Restaurant	5	High Priority	5
Office	3	Location	
Residential	0	On the Square	1
Occupy a Vacant/Underutilized Structure		Off the Square	4
Yes	3	Georgetown Contractor Utilized	
Underutilized Structure	2	Georgetown Contractor, 100%	3
Rehabilitating, but same use	1	Georgetown Contractor, 50%	1
Sales Subject to Sales Tax		Out of area contractor	0
0-50%	0		
51-100%	2		
CapEx			
> \$10,000	1		
\$10,001 - \$25,000	2		
\$25,001 - \$50,000	3		
\$50,001+	4		
		Total Points	22



CERTIFICATE OF APPROPRIATENESS (COA) ADMINISTRATIVE REVIEW

FILE NUMBER: 2026-9-COA
PROJECT NAME: Bella on 8th Sign Project
APPLICANT: Roberts Printing c/o John Montgomery
PROPERTY OWNER: Bucking Bronco LLC
PROPERTY ADDRESS: 108 W. 8th Street
LEGAL DESCRIPTION: Georgetown City Of, Block 51, Lot 3(PT), Acres 0.05
REQUEST: New signage that is consistent with the applicable guidelines (flush mounted sign & hanging sign) and changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
EFFECTIVE DATE: February 17, 2026
EXPIRATION DATE*: February 17, 2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 17th day of February, 2026 the above referenced request for Certificate of Appropriateness (COA) was approved, as detailed below.

CERTIFICATE OF APPROPRIATENESS REQUEST DESCRIPTION

The applicant's request includes new signage that is consistent with the applicable guidelines, and changes to paint color on previously painted surfaces on a medium priority structure in the Downtown Area I Overlay District. Per Section 3.13 of the Unified Development Code, the HPO is the decision-maker for the items listed above.

The following list and attached documents represent the complete scope of work approved by the HPO:

- ✓ New signage that is consistent with the applicable guidelines (flush mounted & hanging signs) and
- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

The following conditions were met by the applicant as determined by the HPO or their delegate.

1. The application submitted was complete and the information contained within the application correct and sufficient to allow adequate review and final action.
2. Applicable design and development standards of the Unified Development Code and Historic District Design Guidelines in Chapter 3 specific to the applicable Historic Overlay District.

This Certificate is revocable and does not confer any permanent rights. This Certificate expires 24 months from the effective date if the approved work has not commenced.

February 17, 2026

FOR: Allyson Iiams, Historic Preservation Officer
Attachment: Plans and Supporting Documents



207 E. 8TH STREET
GEORGETOWN, TX 78626

512-863-2323



**GEORGETOWN'S
PREMIERE PRINTING
& SIGN SHOP**



552 STADIUM DRIVE
GEORGETOWN, TX 78626

512-863-8145

MAIL PAYMENTS TO:

207 E 8TH ST., GEORGETOWN, TX 78626

Invoice

No: **192420**

Date: 1/29/26

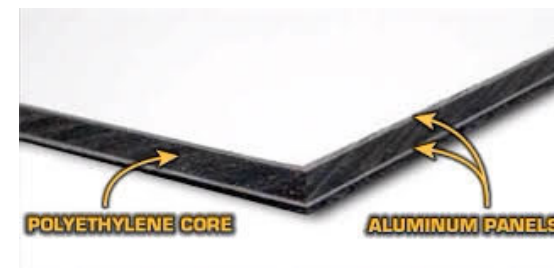
Customer PO:

Customer No: 10788

Bill To:

JENNY MAHAN
BELLA ON 8TH

Quantity	Description	Amount
1	82"x28" Contour cut Sign: 3mm Polymetal (ACM)	\$ 423.75
1	INSTALLATION	\$ 330.00
1	Permit Acquisition and actual permit fees: Includes (COG & Harc Admin)	\$ 450.00
1	Hanging Scroll Bracket Sign with installation: MDO	\$ 310.07
	Graphic Design 30 MINUTES OF DESIGN	\$ 60.00
Taken by: admin		
		SUBTOTAL \$ 1,573.82
		TAX \$ 129.84
		SHIPPING \$ 0.00
		TOTAL \$ 1,703.66
		AMOUNT DUE \$ 916.75
Deposit 1: \$786.91 (Check)		



City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Main Street Facade Grant Request for 216-224 W. Eighth St

SUGGESTED ACTION:

Consideration and possible action on a Main Street Facade Grant request for 216-224 W. Eighth St (Hoyt Building) - Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[1_26-03-13 - Facade & Sign Application Staff Report - Cover Sheet Susan Hoyt.pdf](#)

[2_8th Street Bldg - Facade Grant App.pdf](#)

[2026-3-COA Approval Memo.pdf](#)

[8th Street Bldg - Dream Solutions Hoyt Quote.pdf](#)

[8th Street Building - Option 2 door estimate.pdf](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Friday, March 13, 2026
216-224 W. Eighth Street

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Façade Grant Fund application request for the property located at 216-224 W. Eighth Street.

The planned improvements include the removal and like-for-like replacement of deteriorated exterior storefront doors, jambs, windowsills, and trim to restore function, safety, and appearance, with no changes to the building façade, rough openings, or historic character. All new materials will match the existing in size, profile, and material, and will be painted Sherwin-Williams Sealskin (SW7675); new Schlage Camelot entry hardware will be installed on all door units. Future proposed work includes updating existing exterior light fixtures with 14" black goose neck wall-mounted fixtures.

The applicant has selected Dream Solutions to perform the work. The estimate provided by the applicant totals \$81,845.48 for the improvements and the applicant seeks a grant for the maximum award they are eligible for of **50% or \$20,000.00**.

AGENDA ITEM DETAILS

- Business Name: NA
- Applicant: John & Susan Hoyt
- Property Owner: Same
- Property Address: 216-224 W. Eighth St.
- Historical/Current Building Name: Edwards Building
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: NA

First Floor Use: Yes - Retail

Occupy a Vacant Structure: Same use

Sales Subject to Sales Tax: NA

Capital Expenditures: The applicant is investing over \$81,845 in improvements



HISTORIC PRESERVATION

Date of construction: 1920

2016 Historic Resources Survey Level of Priority: High

National Register Designation: Contributing

Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be on the Square.

STAFF ANALYSIS

Staff has met with the applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board. This application has been approved for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Kim McAuliffe, Downtown & Tourism Director



Advisory Board Review

Approved _____
Rejected _____
Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetown.org, no later than the THURSDAY before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Director at 512/930-2027. If you have any building or sign permit/historic preservation questions, contact the Historic District Planner at 512/930-3581.

- ♦ Applicant Name John and Susan Hoyt Date 2-24-26
- ♦ Business Name _____
- ♦ Mailing Address 300 Ridgewood Drive, Georgetown, TX 78628
- ♦ Contact Phone 512-869-6148 Email Address buscpa@msn.com
- ♦ Building Owner (if different from applicant) _____
- ♦ Historical/Current Building Name Edwards Building/ 216-224 West Eighth Street
- ♦ Physical Building Address 216-224 West Eighth Street
- ♦ Type of Work: (check all that apply)
Sign ☐ Paint ☒ Masonry cleaning/paint removal ☐ Awning/Canopy ☐ Fire Sprinklers or Suppression Systems ☐
Uncovering/replacing windows ☐ Roof work ☐ Foundation work ☐ Removal of barriers to public accessibility ☐
Other: Identical door replacement, rotted wood repaired around windows, paint
- ♦ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
on COA

- ♦ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☒ Local Contractor ☒
Subject to sales tax ☒ Enhance historic significance ☒ Location is on the square ☐ Location is off the square ☒
- ♦ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):
 1. Dream Solutions-contractor - 81,845.48
 2. _____
 3. _____
- ♦ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): 81,845.48
- ♦ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FAÇADE MAX): _____

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

John Hoyt
Applicant's Signature

2-24-26
Date



**CERTIFICATE OF APPROPRIATENESS (COA)
HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**

FILE NUMBER: 2026-3-COA
PROJECT NAME: Hoyt 216 to 224 West 8th Street Georgetown, TX 78626
APPLICANT: Dream Solutions, LLC, c/o Anthony Lozano
PROPERTY OWNER: John Hoyt
PROPERTY ADDRESS: 216, 218, 220, 222, 224 West 8th Street
LEGAL DESCRIPTION: 0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of
REQUEST: Replacing a historic architectural feature with a non-historic architectural feature (replacement of front doors), Exterior lighting that is attached to the building or structure, and Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

EFFECTIVE DATE: 2/12/2026
EXPIRATION DATE*: 2/12/2028

This is to certify that pursuant to action by the City of Georgetown Historic & Architectural Review Commission (HARC) on the 12th day of February, 2026, the above referenced request for Certificate of Appropriateness (COA) was approved, as detailed below.

CERTIFICATE OF APPROPRIATENESS REQUEST DESCRIPTION

The applicant's request includes Replacing a historic architectural feature with a non-historic architectural feature for a High Priority structure in the Downtown Area 1 Overlay District. Per Section 3.13 of the Unified Development Code, HARC is the decision-making body for the items listed above.

The following list and attached documents represent the complete scope of work approved by HARC:

- ✓ Remove and replace existing exterior commercial store front doors and jambs due to wood deterioration, weathering, and age-related damage. The replacement of the doors and jambs to match existing size, location, material, profile, and appearance.

The following list and attached documents represent the complete scope of work approved by the HPO:

- ✓ Remove and replace existing windowsill and trims exterior and interior due to weather- and age-related damages. The proposed wooden materials are meant to match existing materials, and size, like-to-like.
- ✓ Paint exterior new windowsill, trim, and interior/exterior of doors and door jambs. Specifications: X1 solid color Sherwin Williams Sealskin SW7675 in high grade paint materials including to caulk and seal as needed.

- ✓ Installation of new door hardware. Specifications: Schlage F60 V Cam 716 ACC Camelot Front Entry Handle set with accent lever and deadbolt in aged bronze.
- ✓ Future proposed work to replace existing exterior light fixtures with wall mounted 14" outdoor goose neck fixtures in black.

The following conditions were met by the applicant as determined by the City of Georgetown Historic & Architectural Review Commission:

1. The application submitted was complete and the information contained within the application correct and sufficient to allow adequate review and final action.
2. Applicable design and development standards of the Unified Development Code and Historic District Design Guidelines in Chapter 1 specific to the applicable Historic Overlay District.

*This Certificate is revocable and does not confer any permanent rights. This Certificate expires 24 months from the effective date if the approved work has not commenced.

Signed this 13th day of February, 2026

Allyson Iiams

For: Allyson Iiams, Historic Preservation Officer

Attachment: Plans and Supporting Documents

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

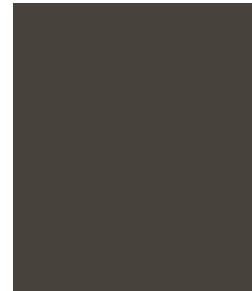
Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 216 West 8th Street Georgetown, TX

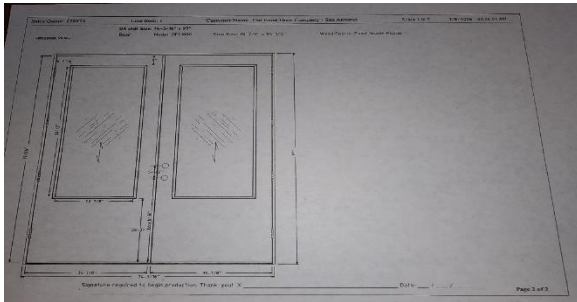
Existing property photo

216 W8th Street

Paint color: SW7675



Door CAD:



Door Hardware:



Exterior light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 218 West 8th Street Georgetown, TX

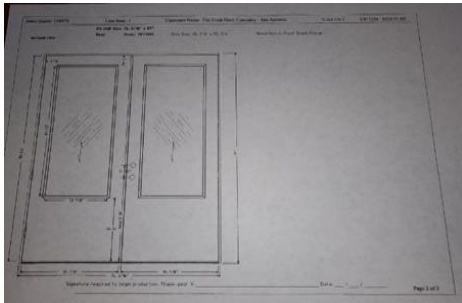
Existing property photo



Paint color: SW7675



Door CAD:



Door Hardware:



Exterior Light:



Remove closed in door unit. Install of new door and jamb. Remove and replace windowsills on left and right of door unit. Paint new doors, jambs, sills, trim. Install new door hardware. Install new exterior light fixture.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

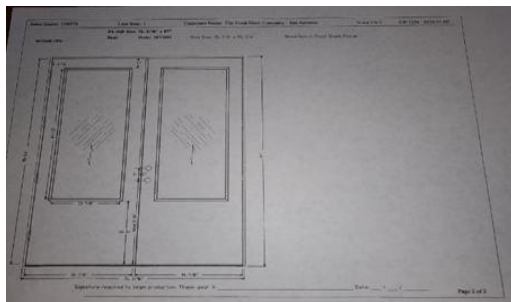
Conceptual Plan: 220 West 8th Street Georgetown, TX

Existing photo:

Paint color: SW7675



Door Cad:



Door hardware:



Ext light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 222 West 8th Street Georgetown, TX

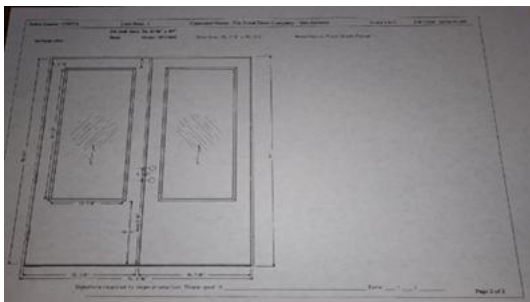
Existing Photo:



Paint color: SW7675



Door CAD:



Door Hardware:



Ext Light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 224 West 8th Street Georgetown, TX

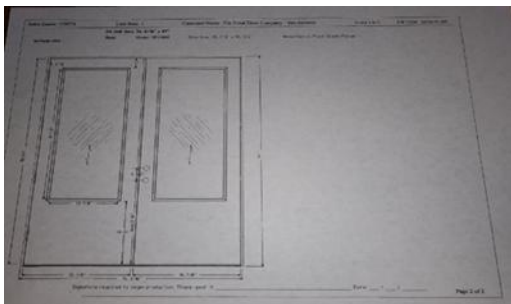
Existing Photo:



Paint Color: SW 7675



Door CAD:



Door Hardware:



Ext Light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 216 to 224 West 8th Street Georgetown, TX

Existing Photo:



Paint Color: Paint Selection

Sherwin Williams Seal Skin

SW 7675

Sealskin

SW 7675

Sherwin-Williams Sealskin (SW 7675) is a deep and luxurious paint color that adds a sophisticated touch to any room, creating a cozy and inviting atmosphere. It is suitable for both interior and exterior projects and can serve as a versatile backdrop that complements various hues.



Door Hardware:

Schlage F60 V CAM 716 ACC Camelot Front entry handle set with deadbolt.



Exterior Light Fixture:

Goalplus 14' Outdoor Gooseneck light fixture.



Door Cad:

Sales Quote: 128874 Line Item: 1 Customer Name: The Front Door Company - San Antonio Scale 1:16.2 1/8/2026 02:26:01 AM

OA Unit Size: 74-3/16" x 97"
Door Model: DF01000 Slab Size: 35-7/8" x 95-1/4" Wood Specie: Paint Grade Poplar

-INTERIOR VIEW-

Technical drawing of a door unit showing interior view. The drawing includes the following dimensions and annotations:

- Overall width: 95-1/4"
- Overall height: 97"
- Top panel width: 61-1/2"
- Top panel height: 23-7/8"
- Bottom panel width: 61-1/2"
- Bottom panel height: 26-3/4"
- Door height: 36"
- Door width: 35-7/8"
- Door thickness: 74-3/16"
- Door weight: 35-7/8"
- Door depth: 74-3/16"
- Door height: 36"
- Door width: 35-7/8"
- Door thickness: 74-3/16"
- Door weight: 35-7/8"
- Door depth: 74-3/16"
- Door height: 36"
- Door width: 35-7/8"
- Door thickness: 74-3/16"
- Door weight: 35-7/8"
- Door depth: 74-3/16"

Signature required to begin production. Thank-you! X

Page 2 of 2

DREAM SOLUTIONS, LLC

“ You Dream It, We Build It “
Anthony Lozano Owner

515 COUNTY ROAD 126
GEORGETOWN, TX 78626
TONY#512-591-6021
ALLISON#512-591-6066
OFFICE@DREAMSOLUTIONSTX.COM
WWW.DREAMSOLUTIONSTX.COM



QUOTE

QUOTE#261201

DATE JANUARY 12,2026

FOR: STORE FRONT REPAIRS

TO: MR. & MRS. HOYT

216-224 West 8th Street
Georgetown, TX 78626
#512-869-6148
busecpa@msn.com

Description	Amount
This quote includes materials and labor as stated.	
This quote does not include Permit-drawings-architectural-COA services or fees. Dream Solutions, LLC will file all necessary documents, Owner to reimburse as needed. If professional CAD drawings are requested Dream Solutions, LLC will facilitate services. Costs are not included in this quote. Permit and COA fees are unknown until filed/ approval. Costs will be on a separate quote/ invoice with a 20% GC fee added onto invoice.	
This quote and door order is based on all units to be in swing units. If City changes specifications for any reason extra costs will be on a change order as/if needed.	
This quote does not include electrical services for barn lights. Dream Solutions, LLC will add light fixture into COA application for approval. COA approval is good for 2 years after approval date.	
If lead abatement is requested from City for windowsill repairs Extra costs will be on a change order as/if needed.	
If COA requests 2 tone paint over solid color extra costs could be on a change order.	
Dream Solutions, LLC it's employees and its sub-contractors, will follow OSHA safety guidelines at all times while on site.	
Purchase Order for custom built door units and jambs to match existing units as best as possible. Cad and Door order approved by owners.	
Door Order Specifications Quote#42758 Date 7/5/26 Front Door Company: Custom wood door unit X5-Exact specifications of doors are currently quoted. All in swing units. Only an outswing unit can have a commercial door closer & requires a 6" top rail. Commercial code and historic approval pending.	

Description	Amount
Size: 3-0X6-8X1-3/4". Configuration: Double Doors. Material/ wood species: paint grade popular custom. Description: 3/4" lite over one flush panel. Glass: 1/2" clear low E insulated glass. Grill: none. Net Unit Size: 74 1/4" X97". Jamb Depth: 7". Jamb material: Paint grade popular. Hanging: Right in hand on primary- flush bolt on secondary. Threshold: Bronze or Mill finish 8" low profile. Hinges: 4" radius heavy duty BB Hinges- US10B. Weatherstrip: Kerf Type. Construction door: NA. Bore: Double on Primary door 5 1/2" X 2 3/8". Paint Grade: to be painted by others after installation. Exterior trim: paint grade. X1- 1x12x8 X2- 1x6x10. Extract and install double door with Jamb ** Install may result in incidental damage to surrounding areas- repair items outside of trade is not included, including but not limited to tile, flooring, mortar, stucco, drywall, paint, and alarm systems. Lead Paint Containment fee: removing door units. Lead Paint containment fee: removing finished wall. Premeasure of units. Door & Debris haul off/ disposal. Does not include hardware materials, Will install what is provided. Site inspection required to finalize all. Lead time for units approx. 14 weeks. 50% deposit required. Painting of doors and jambs to be done by others.	
Purchase and installation of Door order provided by the front door as listed above.	
Demo out store front windowsills interior/ exterior as needed, following OSHA safety guidelines for lead removal. Haul off and dispose of properly.	
Remove/Repair/ replace windowsills/ trims on exterior store front as needed.	
Remove/Repair/ replace windowsills/ trims as needed interior of store front as needed.	
Paint doors, frames, windowsills/ trims (exterior) X1 solid color SW Seal Skin High grade exterior paint. Interior windowsills paint to be done by others.	
Installation of door hardware is to be done by door co. Specifications have been shared w/ company. Door Hardware: Schlage F60V CAM 716 ACC Camelot Front entry handle set w/ accent lever, dead bolt keyed 1 side aged bronze. Owner provided.	
General Contractor services include order of doors, Purchase of materials, Supervision of project, Invoicing, payments, insurance, taxes, application for COA, application for permits. Does not include professional drawings if requested by Historic dpt. or City. Service fee is 20% of project costs.	
Owner will be responsible for any extras/ change orders that are unseen at this time. Change orders will be approved by all parties before execution of work. Owner is responsible for payment/ reimbursement for any permit or COA fees that may/will occur, due upon invoicing. If plans are needed Dream Solutions, LLC will facilitate as needed, owners will provide payment/ reimburse due upon invoicing.	
Dream Solutions, LLC to follow code and Historic preservation rules at all times. Dream Solutions, LLC will not be held liable for any fees or fines if/could occur.	
Total \$81,845.48	

EIGHTY-ONE THOUSAND EIGHT HUNDRED AND FORTY-FIVE DOLLARS 48/100

50% deposit required for door and material order \$40,922.74. Remaining balance will be due upon completion and final inspections and approval \$40,922.74. Any fees or services related to permitting

and/or COA will be on a sperate quote/ invoice w/ a 20% GC fee for filing services. Costs are unknown until final approval of applications.

THANK YOU FOR YOUR BUSINESS!

The Front Door Company of Austin
 9222 Burnet Rd. Ste. 104
 Austin, TX 78758
 (512) 459-9034 Phone
 www.thefrontdoorco.com
 info@thefrontdoorco.com



Where First
 Impressions
 Begin.

Proposal

Date	Quote #
12/22/2025	42758

QUOTE GOOD FOR 30 DAYS

Customer Name / Address	Ship To
Dream Solutions, LLC Allison Lozano anthonylozano63@yahoo.com	216 & 224 West 8th Street Georgetown, TX 78626

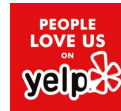
Customer Phone	Customer Alt. Phone	Customer E-mail	Terms	Salesperson
512-591-6066		anthonylozano63@yahoo.com	50% Down 50% Paid at Closing	Mike
Qty	Description		Price Ea.	Total
5	CUSTOM WOOD DOOR UNIT - EXACT SPECIFICATIONS OF CURRENT DOORS ARE CURRENTLY QUOTED **** ALL IN-SWING UNITS **** ONLY AN OUTSWING UNIT CAN HAVE A COMMERCIAL DOOR CLOSER & REQUIRES A 6" TOP RAIL **** COMMERCIAL CODE AND HISTORICAL APPROVAL PENDING **** Size: 3-0 X 6-8 X 1-3/4" Configuration: DOUBLE DOORS Material/ Wood Species: PAINT GRADE POPLAR CUSTOM Description: 3/4 LITE OVER ONE FLUSH PANEL Glass: 1/2" CLEAR LOW-E INSULATED GLASS Grill: NONE Net unit size: TBD ON EACH UNIT AT SITE INSPECTION Jamb depth: 7" Jamb material: PAINT GRADE POPLAR Handing: LEFT/RIGHT HAND ON PRIMARY - FLUSH BOLT ON SECONDARY Threshold: BRONZE OR MILL FINISH 8" LOW PROFILE Hinges: 4" RADIUS HEAVY DUTY BB HINGES - TBD COLOR Weatherstrip: KERF TYPE Construction door: N/A Bore: DOUBLE ON PRIMARY DOOR 5-1/2" X 2-3/8"		8,505.00	42,525.00T
5	PAINT GRADE - TBD AT SITE INSPECTION (TO BE PAINTED BY OTHERS AFTER INSTALL) EXTERIOR TRIM: PRIMED COMPOSITE 1X4 OR BRICKMOULD - INTERIOR TRIM: PRIMED PAINT GRADE 2-1/2" COLONIAL TRANSITION: 3/4" X 1/2" PRIMED PAINT GRADE		500.00	2,500.00T
5	EXTRACT AND INSTALL DOUBLE DOOR WITH JAMB ***Installation may result in incidental damage to surrounding areas - repair of items outside our trade is not quoted, including but not limited to tile, flooring, mortar, stucco, drywall, paint, and alarm systems.		895.00	4,475.00
1	PREMEASURE / INSPECT CREDIT FUTURE REF#		-60.00	-60.00
5	DOOR & DEBRIS HAUL OFF / DISPOSAL		50.00	250.00

Subtotal

Sales Tax (8.25%)

Total

ALL CREDIT CARDS ARE SUBJECT TO A
 3% SURCHARGE.



The Front Door Company of Austin
 9222 Burnet Rd. Ste. 104
 Austin, TX 78758
 (512) 459-9034 Phone
 www.thefrontdoorco.com
 info@thefrontdoorco.com



Where First
 Impressions
 Begin.

Proposal

Date	Quote #
12/22/2025	42758

QUOTE GOOD FOR 30 DAYS

Customer Name / Address
Dream Solutions, LLC Allison Lozano
anthonylozano63@yahoo.com

Ship To
216 & 224 West 8th Street Georgetown, TX 78626

Customer Phone	Customer Alt. Phone	Customer E-mail	Terms	Salesperson
512-591-6066		anthonylozano63@yahoo.com	50% Down 50% Paid at Closing	Mike

Qty	Description	Price Ea.	Total
	***** NO HARDWARE QUOTE - NO HARDWARE SPEC ***** ***** WE CAN INSTALL WHAT YOU PROVIDE ***** ***** SITE INSPECTION REQUIRED TO FINALIZE ALL ***** ***** LEAD TIME IS APPROXIMATELY 12-14 WEEKS ***** ***** 50% DEPOSIT REQUIRED TO PLACE AN ORDER ***** ***** PAINTING OF DOORS/ JAMB/ FRAME/ TRIM ALL TO BE PERFORMED BY OTHERS ***** ***** WE DO NOT CURRENTLY OFFER PAINTING SERVICES *****		

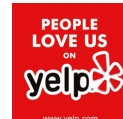
Please review the information and verify quantities and selections to ensure accuracy. Any revisions or cancellations after the order is placed may be subject to additional fees and/or restocking fees. No returns or refunds for prefinished, prehung, or custom products.
 Attention: Warranty for any wood door will be void if: (1) the door gets any direct sun or does not have adequate overhang protecting it, or (2) the door is not stained and sealed or painted within 48 hours of receipt on all six sides using a high quality exterior finish or exterior-grade paint. Refer to <http://thefrontdoorco.com/resources/warranty-info/> for complete warranty.

Subtotal	\$49,690.00
Sales Tax (8.25%)	\$3,714.56
Total	\$53,404.56

ALL CREDIT CARDS ARE SUBJECT TO A
 3% SURCHARGE.

Accepted by (Print Name) _____

Signature _____ Date _____



City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Board Retreat Recap

SUGGESTED ACTION:

Consideration and discussion about the "Fresh Eyes on the Square" activity the board members participated in at the annual board retreat. - Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[Fresh Eyes on the Square.pdf](#)



“Fresh Eyes on the Square”

A Main Street Reality Check

2026 Main Street Board Retreat Exercise Findings

Experiencing Downtown as Visitors

- Acted as tourists in our own downtown
- Walked the Square and surrounding blocks with “fresh eyes”
- Identified strengths, gaps, and quick wins
- Organized findings by the Four Main Street Pillars



DESIGN

OBSERVATIONS

What's working well:

- Strong historic architecture
- Clear and consistent downtown character
- Unique sense of place

Challenges

Streetscape & Infrastructure

- No crosswalk striping at key intersections
- Narrow sidewalks in certain areas
- Railings and electrical boxes obstructing pedestrian flow
- Limited lighting (notably dark near Century 21 area)
- landscaping

Buildings & Storefronts

- Rough/"ready" storefront conditions in some areas

Accessibility

- ADA accessibility concerns in certain locations

Wayfinding & Parking

- Free parking signage visibility
- Banners



PROMOTION

OBSERVATIONS

- Downtown history is not immediately visible or easily interpreted
- Feels under-promoted just one block off the Square
 - 8th Street is not inviting
- Opportunities to tell Georgetown's story more clearly
- Banners look good, but we should extend their visibility down Austin Avenue



ECONOMIC VITALITY

OBSERVATIONS

Retail Gaps Identified

- Stationery or paper goods store
- Small grocery/convenience market
- More diversified retail mix

Overconcentration

- High number of clothing boutiques with similar offerings

Vacancies



ORGANIZATION

OBSERVATIONS

- Cleanliness and maintenance consistency
- Alleyways feel “back-of-house” rather than activated
 - Goodfolks
- Sandwich boards obstruct pedestrian flow
- Need for consistent visual standards



SUMMARY

OBSERVATIONS

- Downtown has strong bones and character
- Infrastructure + pedestrian experience need refinement
- Retail mix diversification could be improved
- Storytelling and promotion beyond the Square is an opportunity
- Several “quick wins” could create immediate impact
 - wayfinding
 - banners
 - business signs



**City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026**

SUBJECT:

2026-2027 Main Street Work Plan

SUGGESTED ACTION:

Discussion and possible action on the 2026-2027 Main Street Work Plan – Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[MSA_Main_Street_Program_Transformation_Strategy_WorkPlan_2026-2027.pdf](#)

**GEORGETOWN MAIN STREET
TRANSFORMATION STRATEGY WORK PLAN FY26**

Organization Name: <i>Main Street Georgetown</i> Town, State: Georgetown, TX Completed by: Rachel White, Downtown Development Manager (<i>Main Street Manager</i>) and MSAB members			Dates of effectiveness: <i>02/13/2026-3/1/2027</i>		
Vision: <i>Georgetown Main Street Program is a preservation-driven, economic development organization. We promote diverse community engagement to create a destination downtown for everyone.</i>					
Transformation Strategy #1: <i>Increase Main Street marketing and promotional efforts</i>			Transformation Strategy #2: <i>Safeguard our legacy, history, and culture for the future</i>		
Goal 1	Goal 2	Goal 3	Goal 1	Goal 2	Goal 3
Develop more defined branding efforts for the Main Street Program, making it more identifiable.	Coordinate and evaluate promotional events, fundraisers and opportunities.	Increase community awareness of the Main Street Program through targeted outreach highlighting services, success stories, and educational content.	Identify and promote unique districts within the downtown overlay district – consider banners, wayfinding, map	Work in partnership with city departments, designers, and stakeholders on the development of public spaces in downtown	Tell the Main Street Story and its impact on the legacy of Downtown Georgetown – bring in more storytelling elements, including Breakfast Bites and social media highlights.
Lead: Staff, Calvin Woolery-price, Markus Lindsey, Jennifer Ridings-Myhra	Lead: Staff, Jaime Manuel Aguilar, Rachel Cummins	Lead: Staff, Jaime Manuel Aguilar, Markus Lindsey	Lead: Staff, Markus Lindsey, Evan Cuyler, Trisha Tallman	Lead: Staff, Rachel Cummins, and Evan Cuyler, Calvin Woolery-price	Lead: Staff, All Board members

Annual Program Responsibilities:

- *Quarterly Breakfast Bites & Downtown Lowdown Program*
- *Business Retention & Expansion visits, annual Small Business Week education workshops, Update and share 'Guide for Doing Business Downtown'*
- *Training and planning/goal-setting retreat for Main Street Board members*
- *Produce Collectible Christmas ornaments as fundraising item for grant program*
- *Coordinate events throughout the year: Georgetown Swirl, Preservation Month, Labor Day Sidewalk Sale, Small Business Saturday, and Coffee & Cocoa Crawl*
- *Volunteer training, recruitment, and appreciation events*
- *Downtown Master Plan Implementation: Funding & Priority projects*
- *Wayfinding Signage Master Plan Implementation: Prioritizing district identification, kiosks, and parking signs*
- *Work with business and property owners when design needs arise and coordinate with THC design team*

Transformation Strategy #1: Increase Main Street marketing and promotional efforts					
Goal 1: Develop more defined branding efforts for the Main Street Program, making it more identifiable.			Define Success: The launch and consistent use of the Main Street Logo across communications, events, and merchandise--resulting in increase recognition.		
Partners: Downtown & Tourism Department, City of Georgetown					
Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Create logo out of downtown building image asset	N/A	Rachel White	March 2026	Completed	\$0
2. Create a mini brand guide for Main Street outlining colors, logos, messaging, etc.	Calvin Woolery-price, Markus Lindsey	Rachel White	June 2026	Ongoing	\$0
3. Develop branded merchandise for Main Street use, giveaways, and to sell to the public	NA	Rachel White, CVB, Visitors Center	June 2026	Completed	\$1,500
4. Update marketing materials to promote Main Street programs, flyers, event reminders, etc.	NA	Rachel White	June 2026	Ongoing	\$0
5. Promote the new brand identity through coordinated outreach and event visibility	NA	Rachel White	December 2026	Ongoing	\$0
				Total	\$1,500

Transformation Strategy #1: *Increase Main Street marketing and promotional efforts*

Goal 2: Coordinate and evaluate promotional events, fundraisers and opportunities.

Define Success: Maintain or increase fundraising revenue through the successful execution of existing events and the development of new fundraising opportunities.

Partners: Downtown & Tourism Department, Downtown Georgetown Association (DGA), Preservation Georgetown, and Chamber of Commerce

Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Research and develop other avenues of revenue for Main Street (merch, passport program, etc.)	All board members	Rachel White	October 2026	Ongoing	\$0
2. Determine an alternative promotional fundraiser to replace the Blazin' Beer Crawl event	Jaime Manuel Aguilar, Rachel Cummins, Evan Cuyler	Rachel White Kim McAuliffe Sharon Parker	August 2026	Working on	\$3,500
3. Have reoccurring "Beer Crawl" and committee meetings in the planning of a new promotional fundraiser	Jaime Manuel Aguilar, Rachel Cummins, Evan Cuyler	Rachel White	August 2026	Working on	\$0
4. Determine how to increase revenue streams for the Coffee & Cocoa Crawl event through evaluating sponsorship opportunities and VIP add-on options	All board members	Rachel White	January 2027	Have not started	\$0
5. Support other organization's events (DGA, Chamber, Special Events) by volunteering or attending, when possible	All board members	Rachel White Kim McAuliffe, Sharon Parker	December 2026	Ongoing	\$0
6. Cross-promote events and programs to a wider audience by sharing posts on social & survey businesses after the event	n/a	CVB & Rachel White	June 2026	Ongoing	\$0
				Total	\$3,500

Transformation Strategy #1: Increase Main Street marketing and promotional efforts					
Goal 3: Increase community awareness of the Main Street Program through targeted outreach highlighting services, success stories, and educational content			Define Success: Track through post-event surveys – how did they hear about it, etc., consider social media analytics, click-throughs on newsletters		
Partners: Visit Georgetown, City of Georgetown, and Downtown Georgetown Association (DGA)					
Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Work with Visit Georgetown and City of Georgetown social media teams to target audiences for better marketing of Downtown events and programs	n/a	Rachel White & CVB	June 2026	Ongoing	\$0
2. Create recurring content series (grant spotlights, DT business milestones, board intros, etc.)	Jaime Manuel Aguilar, Markus Lindsey	Rachel White & CVB	October 2026	Not yet started	\$0
3. Work with Visit Georgetown and City of Georgetown marketing teams to add all Downtown events and programs to their newsletters throughout the year	Jennifer Ridings-Myrha, Trisha Tallman	Rachel White Marcy Renneberg	June 2026	Ongoing	\$0
4. Tag and track all Main Street content in Sprout Social for social metrics	n/a	Rachel White	December 2026	Not yet started	\$0
5. Continue to work with Visit Georgetown and DGA to promote the holidays in Georgetown	n/a	Rachel White & CVB	December 2026	Ongoing	\$0
6. Brainstorm on how to increase marketing efforts for the 2027 Main Street Ornament	All board members	Rachel White & CVB	January 2027	Not yet started	\$0

Transformation Strategy #2: Safeguard our legacy, history, and culture for the future					
Goal 1: Identify and promote unique districts within the downtown overlay district			Define Success: Move people beyond the square and increase awareness		
Partners: Planning Department and Downtown & Tourism Department					
Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Identify current districts within the Downtown Overlay District and consider new areas that could develop over time	Evan Cuyler	Kim McAuliffe Rachel White	December 2026	Ongoing	\$0
2. Work with Visit Georgetown to identify messaging to communicate the special districts to the public (L&WW, SOMA)	n/a	Rachel White & CVB	July 2026	In progress	\$0
3. Leverage the wayfinding signage program to add signs within the unique districts, this tangible visual will show visitors when they are in the district	Evan Cuyler	Kim McAuliffe Rachel White	Sept 2026	Ongoing	\$122,000
4. Create additional visual elements for district branding, such as banners for the area	Evan Cuyler	Kim McAuliffe Rachel White	Sept 2026	In progress	\$1,500
				Total	\$122,000

Transformation Strategy #2: Safeguard our legacy, history, and culture for the future					
Goal 2: Work in partnership with city departments, designers, and stakeholders on the development of public spaces in downtown			Define Success: Light & Waterworks District (formerly known as City Center) Master Plan completion and Phase 1A construction completion.		
Partners: Downtown & Tourism Department, Planning Department, Public Works Department, CIP Department, Parks & Recreation Department, Covey Landscape, Downtown Georgetown Businesses, City Manager’s Office, and City Council					
Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Construction of Light & Waterworks District (formerly known as City Center) Phase 1A. Refine designs for Phase 1B.	Evan Cuyler	Kim McAuliffe, Jen Bettiol	Fall 2025	Completed	\$1.8M
2. Plan and host a ribbon cutting celebration for Light & Waterworks District (formerly known as City Center)	Evan Cuyler	Kim McAuliffe, Jen Bettiol, Sharon Parker	Fall 2025	Completed	\$1,000
3. Celebrate the grand opening of the Light & Waterworks District	All board members	Sharon Parker Rachel White Kim McAuliffe	March 2026	In Progress	\$1,600
4. Develop programming for the new Light & Waterworks District	Rachel Cummins, and Evan Cuyler, Calvin Woolery-price	Special Events team & city departments	November 2026	Ongoing	\$5,000
5. Continue the branding of streets extending in the downtown districts with banners and other signage	N/a	Rachel White	October 2026	Not yet started	\$2,000
				Total	\$8,600

Transformation Strategy #2: Safeguard our legacy, history, and culture for the future					
Goal 3: Tell the Main Street Story and its impact on the legacy of Downtown Georgetown – bring in more storytelling elements, including Breakfast Bites and social media highlights.			Define Success: Increased engagement, program awareness and increase volunteer participation with the program		
Partners: Downtown & Tourism Department and Communications and Public Engagement Department					
Task	Volunteer Responsible	Staff Responsible	Due Date	Progress	Budget
1. Leverage quarterly reinvestment report to share the impact of the program. This will build upon the existing façade grant program recognition we give to businesses	n/a	Rachel White	June 2026	Ongoing, quarterly	\$0
2. Offer to speak at local service organizations to share the Main Street story and impact on the community	All board members	Rachel White	June 2026	Ongoing	\$0
3. Increase the Main Street history and content in the Breakfast Bites presentation	n/a	Rachel White	November 2026	Ongoing	\$0
4. Do a bi-monthly Main Street highlight, partner with a board member to highlight a business and take photos	All board members	Rachel White	December 2026	Ongoing Not yet started	\$0
5. Create a rack card for Main Street and our impact/annual report	Rachel Cummins	Kim McAuliffe	July 2026	Not yet started	\$250
6. Add historic photos pre-Main Street restoration to show what things looked like before – show appreciation for support	Rachel Cummins	Kim McAuliffe	Aug 2025	Not yet started	\$250
				Total	\$500

City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026

SUBJECT:

Project Team & Partner Updates

SUGGESTED ACTION:

Discussion on Project Teams, Partner updates, and BRE Visits - Evan Cuyler, Board Chair

ITEM SUMMARY:

- Georgetown Swirl
- Main Street Merchandise
- Breakfast bites dates:
 - March 24
 - May 19
 - September 15
 - November 17
- Georgetown Small Business Week - May 5-7

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

**City of Georgetown, Texas
Main Street Advisory Board
March 13, 2026**

SUBJECT:

Staff Report

SUGGESTED ACTION:

Staff Report – Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A