



TOWN OF ERIE URBAN RENEWAL AUTHORITY MEMORANDUM

TO: Board of Commissioners
Copy: Town Clerk's Office
FROM: Cassie Bethune, Finance Manager
 Malcolm Fleming, Town Administrator
 Julian Jacquin, Economic Development Director
DATE: November 28, 2023
SUBJECT: 2024 Urban Renewal Authority Budgets

Attached is an Ordinance for the Town of Erie Board of Commissioners to adopt the 2024 Budget for the Town's five formed Urban Renewal Areas and one planned Urban Renewal Area (I-25).

This table illustrates the financial information for all six areas.

	Airport	Daybreak /Colliers Hill	Historic Old Town	Highway 287/Nine Mile	Four Corners	I-25/Gateway	Total	% of Total
URA Attorney	\$ 10,000	\$ 2,334	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 52,334	0.61%
Consulting								0.00%
Analyze TIF Boundaries	\$ 40,000						\$ 40,000	0.46%
EPS review of Sierra Vista Project	\$ 30,000						\$ 30,000	0.35%
EPS for financial gap analyses			\$ 30,000				\$ 30,000	0.35%
General Consulting	\$ 30,000	\$ 5,305			\$ 35,000		\$ 70,305	0.81%
URA Activation and EPS financial plan						\$ 100,000	\$ 100,000	1.16%
Co Treasurer and Bank Fees	\$ -	\$ 22,466	\$ 8,733	\$ 11,583	\$ 1,351	\$ -	\$ 44,134	0.51%
Incentives			\$ 231,000	\$ 755,770			\$ 986,770	11.43%
Bond Interest			\$ 164,000				\$ 164,000	1.90%
Land Acquisition			\$ 1,210,000				\$ 1,210,000	14.01%
Ped Bridge Construction		\$ 3,000,000					\$ 3,000,000	34.74%
Downtown Infrastructure Imp			\$ 2,290,000				\$ 2,290,000	26.52%
URA Direct Costs	\$ 1,500	\$ 159,000	\$ 84,086	\$ 18,615	\$ 1,151	\$ 2,694	\$ 267,046	3.09%
Indirect Cost Allocation	\$ 20,891	\$ 11,428	\$ 98,334	\$ 184,181	\$ 10,915	\$ 25,533	\$ 351,282	4.07%
Total	\$ 132,391	\$ 3,200,533	\$ 4,126,153	\$ 980,149	\$ 58,417	\$ 138,227	\$ 8,635,871	100.00%

Highlights of the Expenditures:

- Management costs: \$670,662, combining the URA Attorney, URA Direct Costs and the Indirect Cost Allocation. These equate to 7.8% of the total URA Fund budget of \$8.635 million. The URA Attorney costs ensure the Town has a dedicated attorney for these types of questions.
 - The URA Direct costs include the new URA accountant/analyst as well as 25% of the salary costs of the Economic Development Director and the Town Administrator. The balance of the direct

- costs include: travel, training, membership dues, and new employee costs. The allocation of these costs consists of 25% of the costs from Economic Development and 100% of all the new employee's associated costs.
- The indirect costs are based on the Indirect model, excluding the Town Administrator costs. The indirect cost allocation expenses are comprised of the 2022 actual costs. These expenses are then allocated across the organization. The budgets of general legal, IT, Finance, HR, City Clerk, planning, space, and utility costs are used in the indirect methodology.
 - Development Incentives: \$986,770 or 11% of the total budget. These are several different agreements the Town has made with various developers and shared revenue with the Lafayette. Also, in this category, is \$100,000 that finances the Downtown Revitalization Grant program.
 - Capital Improvements: \$6,500,000 or 75.3% of the total budget. This is a combination of the "Land Acquisition, Ped Bridge, and Streetscape" details.
 - Balance of Costs: Banking, County, and Bond costs comprise \$208,134, essentially, 2.5% of the total budgeted costs.

Please direct questions about this proposed budget to Julian Jacquin, Economic Development Director, or Victoria Runkle, Interim Finance Director.