



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Urban Renewal Authority

Board Meeting Date: 1/12/2021

File #: 21-011, Version: 1

SUBJECT: General Business

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving a Redevelopment Agreement with Means Rentals, RLLLP

DEPARTMENT: Economic Development

PRESENTER: Ben Pratt, Economic Development Director

TIME ESTIMATE: N/A

FISCAL SUMMARY:

Cost as Recommended: \$480,000

Balance Available: \$0

Budget Line Item Number: N/A

New Appropriation Required: \$480,000

STAFF RECOMMENDATION:

Approve Resolution on the Redevelopment Agreement for 730 Briggs between the Means Rental, RLLLP and the Town of Erie Urban Renewal Authority (TIF Agreement).

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Town approved an Historic Old Town Urban Renewal Plan on November 12, 2013. Means Rentals, RLLLP intends to redevelop 730 Briggs Street (the NW corner of Briggs and Cheesman). This property is located within the Historic Old Town Urban Renewal Plan boundaries and the TIF district. The redevelopment involves constructing a commercial building that will be leased to retail, office, and restaurants users. The estimated total construction costs amount to \$2.63 million and the completed building total area is estimated at 7,928 square feet.

Per Title 31, Article 25, Part I, C.R.S, and the Urban Renewal Plan, the Board of Trustees for the Town of Erie Urban Renewal Authority (TOEURA) is authorized to enter into redevelopment agreements. Staff recommends doing so in this case with Means Rentals, RLLLP, because (1) this project will foster beneficial economic activity in Old Town, (2) without assistance from the TOEURA, this property will continue to remain in its present underutilized state, and (3) the additional property value and sales activity created by this project will generate property and sales tax revenue that over about 14 years will more than offset the financial assistance provided to Means Rentals through the TOEURA.

The Town retained Economic & Planning Systems (EPS) to complete a review of the request for TIF submitted by the Means Rentals and to assist the TOEURA in estimating future TIF revenues generated by the Project. Based on this analysis, staff recommends providing a total maximum aggregate amount of \$480,000 (the "Reimbursement Amount") toward eligible improvement costs. The attached Redevelopment Agreement provides for this amount.

Fiscal Impact:
\$480,000

Board Priority(s) Addressed:

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Prosperous Economy
- ✓ Fiscally Responsible

ATTACHMENTS:

1. Resolution
2. Redevelopment Agreement 730 Briggs
3. EPS 730 Briggs Economic Analysis Memo
4. EPS 730 Briggs Financial Model