

2026 URA Budget Presentation

Town of Erie Urban Renewal Authority Board of Commissioners

November 18, 2025



Revenues

Sources

Property Tax: \$4,330,771

• Sales Tax: \$1,300,000

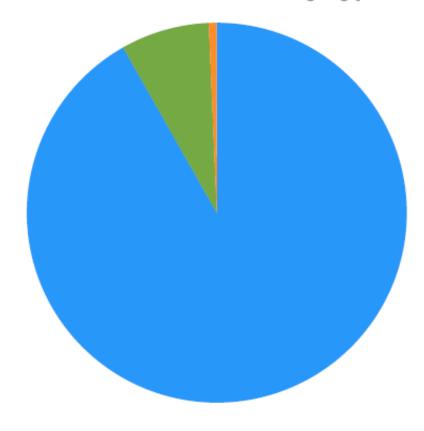
• Investments: \$462,000

• Fees & Charges: \$41,000

• Trends

- Property taxes increased in 3 of 4 plan areas with activity.
- Sales taxes increasing in Historic
 Old Town and Nine Mile.

URA FY26 Revenues by Type



- Taxes (Budgeted) \$5,630,771 (91.80%)
- Investment Earnings (Budgeted) \$462,000 (7.53%)
- Fees & Charges (Budgeted) \$41,000 (0.67%)



Expenditures

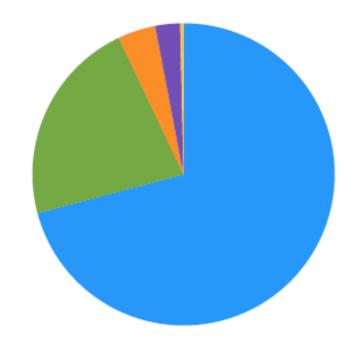
Expenses

- Economic Development Incentives: \$3,145,000
- Capital: \$1,250,000
- Fees & Cost Allocation: \$870,258
- Professional Services: \$230,000
- Debt: \$150,000
- Maintenance: \$20,000

Trends

• Expenses increasing in concert with revenues.

URA FY26 Expenditures by Type



- Other Expenses (Budgeted) \$4,015,258 (70.88%)
- Capital (Budgeted) \$1,250,000 (22.06%)
- Professional Services (Budgeted) \$230,000 (4.06%)
- Debt **(Budgeted) \$150,000** (2.65%)
- Maintenance (Budgeted) \$20,000 (0.35%)



Budget by Plan Area

		Airport		Daybreak/ Colliers Hill		Historic Old Town		Nine Mile		Four Corners		I-25/ Gateway	Totals
Revenues													
Property Tax	\$	-	\$	967,514	\$	1,003,120	\$	1,887,081	\$	473,056	\$	-	\$4,330,771
Sales Tax	\$	-	\$	-	\$	700,000	\$	600,000	\$	-	\$	-	\$1,300,000
Investments	\$	-	\$	191,000	\$	227,500	\$	41,500	\$	2,000	\$	-	\$ 462,000
Fees & Charges	\$	-	\$	25,000	\$	-	\$	15,000	\$	1,000	\$	-	\$ 41,000
Revenues Total	\$	-	\$	1,183,514	\$	1,930,620	\$	2,543,581	\$	476,056	\$	-	\$6,133,771
Expenses													
Economic Development Incentives	\$	-	\$	-	\$	395,000	\$	2,300,000	\$	450,000	\$	-	\$3,145,000
Capital	\$	-	\$	1,250,000	\$	-	\$	-	\$	-	\$	-	\$1,250,000
Fees & Cost Allocation	\$	13,598	\$	234,363	\$	146,974	\$	457,457	\$	7,639	\$	10,228	\$ 870,259
Professional Services	\$	85,000	\$	15,000	\$	40,000	\$	10,000	\$	20,000	\$	60,000	\$ 230,000
Debt	\$	-	\$	-	\$	150,000	\$	-	\$	-	\$	-	\$ 150,000
Maintenance	\$	-	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$ 20,000
Expenses Total	\$	98,598	\$	1,499,363	\$	751,974	\$	2,767,457	\$	477,639	\$	70,228	\$5,665,259
Net Budget	\$	(98,598)	\$	(315,849)	\$	1,178,646	\$	(223,876)	\$	(1,583)	\$	(70,228)	\$ 468,512



Economic Development Incentives

Historic Old Town

- Downtown Revitalization Incentive Grant Program
- Five active TIF reimbursement agreements that help fund blight mitigation and redevelopment in Historic Old Town Erie.

Nine Mile

• 99% of property TIF and 50% of the non-King Soopers sales TIF is pledged to the Nine Mile Metropolitan District for repayment of the bonds issued to pay for public improvements.

Four Corners

• 100% of property TIF is pledged to the Four Corners Business Improvement District for repayment of the bonds issued to pay for public improvements.



Capital Project: Colliers Hill Detention Pond Improvement

Total Historical

FY2026 Budget

Total Budget (all years)

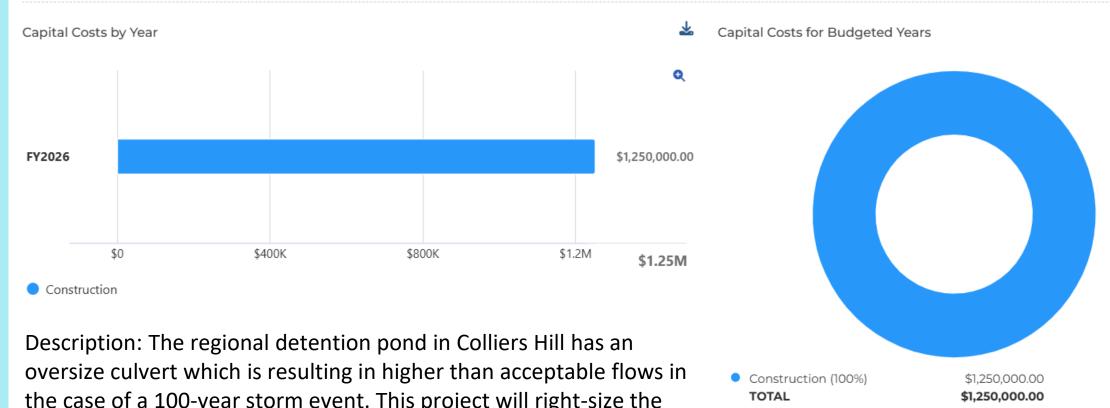
Project Total

\$170K

\$1,250,000

\$1.25M

\$1.42M



the case of a 100-year storm event. This project will right-size the culvert to keep drainage flows within acceptable levels.



