



### **TABLE OF CONTENTS**

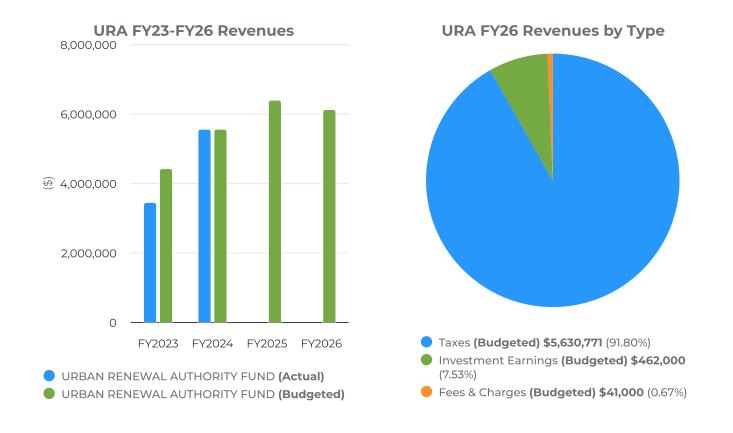
unds Summary Overview	 . 3
IRA Plan Areas Summary	 5

# Funds Summary Overview

The Urban Renewal Authority (URA) fund is an enterprise fund, and each URA plan area operates independently within the fund.

#### **URA Revenues**

The URA fund is projected to have \$6.13M of revenue in FY2026, which represents a 6% decrease from the prior year. Taxes are the primary source of revenue for the URA. This includes property taxes collected from all plan areas, and sales taxes collected from the Historic Old Town and Highway 287 plan areas. The URA also generates investment earnings on its holdings, and keeps a small portion of the taxes it collects as fees to offset administrative costs.

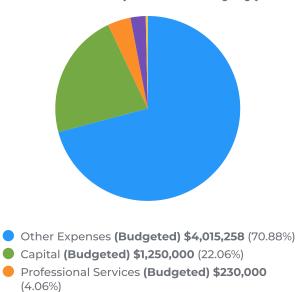


#### **URA Expenditures**

The URA fund has \$5.67M of expenditures budgeted for FY2026, which represents an 11% increase from the prior year. The URA's core expenditures are on capital and economic development. The primary capital expense budgeted for 2026 is the Colliers Hill Detention Pond Improvements. The URA's economic development incentive agreements are organized under the Other Expenses category and expenditure levels largely correlate to the tax revenue generated by each project. Professional Services includes legal and consulting costs for the URA plan areas, while Debt refers to the debt payments on the bonds issued to fund public infrastructure improvements in Historic Old Town. The maintenance expenses are for lawn care of URA-owned property in the Historic Old Town plan area.

# **URA FY23-FY26 Expenditures** 15,000,000 10,000,000 \$ 5,000,000 FY2023 FY2024 FY2025 FY2026 URBAN RENEWAL AUTHORITY FUND (Actual)

#### **URA FY26 Expenditures by Type**



- URBAN RENEWAL AUTHORITY FUND (Budgeted)

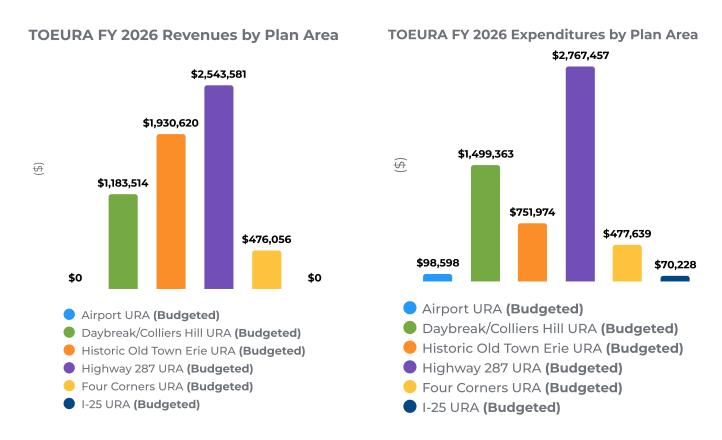
Maintenance (Budgeted) \$20,000 (0.35%)

## **URA Plan Areas Summary**

The URA Fund is broken down by divisions into the Authority's six separate plan areas: Airport, Daybreak/Colliers Hill, Historic Old Town, Highway 287/Nine Mile, Four Corners, and I-25/Gateway.

#### URA Revenues & Expenditures by Plan Area

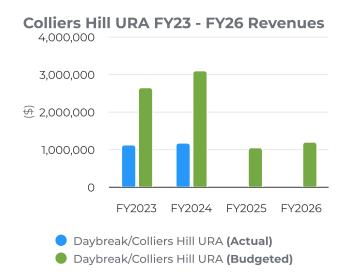
Currently, only four of the Authority's six plan areas generate revenue. The Airport plan area has yet to see new development that would generate tax increment revenues, though staff continue to actively pursue development opportunities, and the I-25 plan area was created in 2024 and should start generating tax increment revenue in 2027. Revenues and expenditures are closely correlated for the Highway 287 and Four Corners plan areas as the tax increment generated in these plan areas is pledged to the developers to help pay for public improvements. In the Daybreak/Colliers Hill and Historic Old Town plan areas, the tax increment revenues are largely not pledged, giving staff greater discretion to expend funds on the most impactful public improvements.

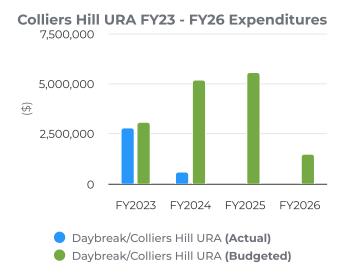


# Colliers Hill/Daybreak Plan Area

Daybreak (Colliers Hill) is a master-planned residential community located at the northwest corner of Erie Parkway and County Road 5. Development began on the site in 2013 and is mostly completed, adding thousands of new homes to the Town.

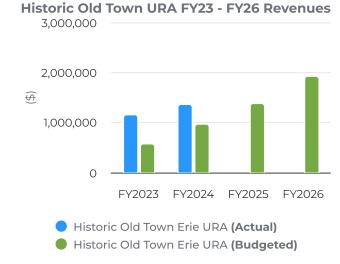
Page 5

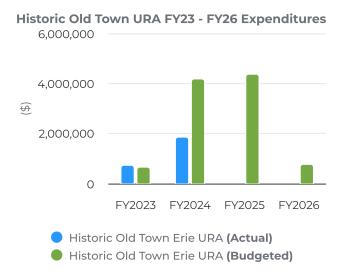




### Historic Old Town Plan Area

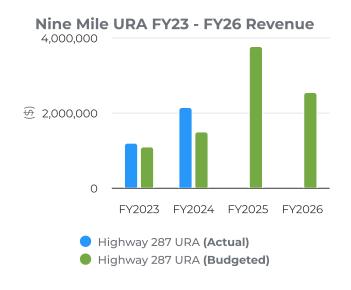
Adopted in 2013, the revenues generated by the Historic Old Town URA plan area have helped to revitalize Erie's downtown and ensure it remains an exceptional place to live, work, and play for years to come.

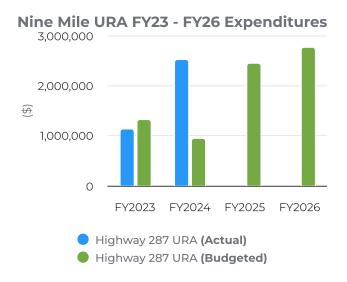




# Highway 287/Nine Mile Plan Area

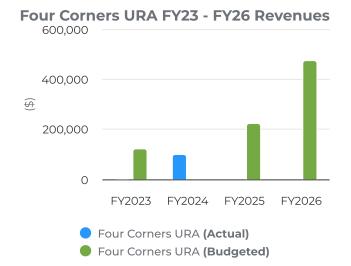
The Highway 287 (Nine Mile) URA Plan Area is located at the southeast corner of Highway 287 and Arapahoe Road. The development includes 300,000 sq. ft. of retail, with 287 multi-family apartments (Savanna at Nine Mile), anchored by a Lowe's Home Improvement store and a King Soopers Marketplace.

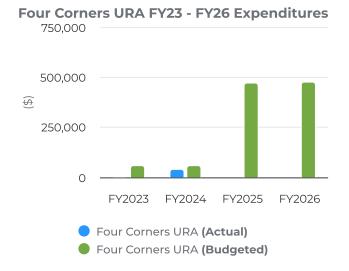




### Four Corners Plan Area

The Four Corners URA Plan Area is an integral part of the Town's exciting development efforts at Erie Town Center, located at the intersection of Erie Parkway and County Line Road. The plan area covers the 45-acre southwest corner and is being developed with a mix of different housing types and 95,000 sq. ft. of retail, office, and flex space.





ow Labels Description	Account ID	Object	Project		Sum of FY24 Adopted		ım of FY25 Adopted	Sum of FY2 Proposed
Revenue					5,553,409	\$	6,394,313	\$ 6,133,
Daybreak/Colliers Hill URA								
Administrative Fee - Colliers Hill Erie Area 4 TIF	800-90-871-433300-000000		Non-Project	\$	1,654	\$	1,654	\$ 25,
Investment FVA - Restricted - Colliers Hill	800-90-871-480110-000000		Non-Project	\$	-	\$	-	\$ 6,
Investment Income - Restricted	800-90-871-480010-100373		WCR5 Widening & Raw Water Line	\$	-	\$	(30,000)	\$
Investment Income - Restricted - Colliers Hill	800-90-871-480010-000000		Non-Project	\$	185,000	\$	60,000	\$ 185,
Property Taxes - TIF Districts - Colliers Hill	800-90-871-400100-000000		Non-Project	\$	2,907,642	\$	1,000,503	\$ 967,
			·	\$	3,094,296	\$	1,032,157	\$ 1,183
Four Corners URA								
Administrative Fee -Four Corners	800-90-874-433300-000000		Non-Project	\$	-	\$	10,000	\$ 1
Investment Income - Restricted - Four Corners	800-90-874-480010-000000		Non-Project				, i	\$ 2
Property Taxes -TIF Districts - Four Corners	800-90-874-400100-000000		Non-Project	\$	_	\$	214,700	\$ 473
.,			7	Ś	_	Ś	224,700	
Highway 287 URA				•			,	
Administrative Fee - HWY 287	800-90-873-433300-000000		Non-Project	Ś	_	Ś	-	\$ 15
Investment FVA - Restricted - Hwy 287	800-90-873-480110-000000		Non-Project	Ś	_	\$	-	\$ 1
Investment Income - Restricted - Hwy 287	800-90-873-480010-000000		Non-Project	Ś	_	\$	-	\$ 40
Property Taxes - TIF Districts - Nine Mile	800-90-873-400100-000000		Non-Project	Ś	_	\$	1,758,329	
Sales Taxes -Non-Vehicles -Nine Mile	800-90-873-401000-000000		Non-Project	\$	1,500,000		2,000,000	
Suics rakes from vernoles frame frame	000 30 073 401000 000000		Hom Froject	Ġ	1,500,000		3,758,329	
Historic Old Town Erie URA				,	1,500,000	٧	3,730,323	, 2,545
Investment FVA - Restricted - Historic Old Town	800-90-872-480110-000000		Non-Project	Ś	_	\$	_	\$ 2
Investment Income - Restricted - Bonds	800-90-872-480010-200500		TOEURA Revenue Bonds 2021	ç	_	\$	(150,000)	
Investment Income - Restricted - Historic Old Town	800-90-872-480010-200500		Non-Project	ć	150,000		300,000	
Property Taxes - TIF Districts - Historic Old Town	800-90-872-480010-000000		Non-Project Non-Project	\$	209,113		629,127	
Sales Taxes-Non-Vehicles-Historic Old Town URA	800-90-872-401000-000000		Non-Project Non-Project	خ	600,000		600,000	
Sales Taxes-Non-Vehicles-Historic Old Town ORA	800-90-872-401000-000000		Non-Froject	ب خ	959,113		1,379,127	
Evnonco				ę ė	10,900,691		13,094,241	
Expense Administration				Ş	10,500,651	Ş	13,094,241	5 5,005
Administration	800-90-110-560100-000000	Consultation Services	Non-Project	\$	154,500	ć		ċ
Transfer to Consuel Front			•				-	<i>&gt;</i>
Transfer to General Fund	800-90-110-800100-000000	Transfer to General Fund	Non-Project	\$	112,546		-	ې د
Airmout LIDA				Ş	267,046	Ş	-	,
Airport URA	000 00 070 500100 000000	Compultation Complete	New Dunings	۲	100.000	4	75.000	¢ 75
In divine Cont Allegation Aires ant LIDA	800-90-870-560100-000000	Consultation Services	Non-Project	\$ ¢	100,000		75,000	•
Indirect Cost Allocation - Airport URA	800-90-870-573500-000000	Indirect Cost Allocation	Non-Project	\$	20,891		47,089	
Legal Services	800-90-870-560000-000000	Legal Services	Non-Project	\$	10,000		10,000	
Day horsel /Calliana Hill LIDA				\$	130,891	\$	132,089	\$ 98
Daybreak/Colliers Hill URA		- 1 -					2 222	
Bank Charges - Colliers Hill	800-90-871-573320-000000	Bank Charges	Non-Project	\$	1,804		2,000	
Colliers Detention Pond Improvement	800-90-871-605000-110402	Construction	Colliers Hill - Regional Detention Pond Improv		-	\$	170,000	
Colliers Hill Ped Safety Improvements	800-90-871-605000-110401	Construction	Colliers Hill - Pedestrian Safety Improvements		-	\$	191,000	
Construction - ColliersHill/Historic Erie Connect	800-90-871-605000-100215	Construction	ColliersHill/Historic Erie Connection	\$	4,600,000		4,800,000	
Construction - WCR5 Widening & Raw Water Line	800-90-871-605000-100373	Construction	WCR5 Widening & Raw Water Line	\$	507,675		37,081	
Consultation Services - Colliers Hill URA	800-90-871-560100-000000	Consultation Services	Non-Project	\$	5,305		5,305	
County Treasurer's Fees - Colliers Hill	800-90-871-573300-000000	County Treasurer's Fees	Non-Project	\$	40,314	\$	30,000	
Indirect Cost Allocation - Colliers Hill	800-90-871-573500-000000	Indirect Cost Allocation	Non-Project	\$	11,428		25,759	\$ 218
Legal Services - Colliers Hill	800-90-871-560000-000000	Legal Services	Non-Project	\$	2,334	\$	10,000	\$ 10

					S	um of FY24	Sum o	of FY25	Sı	um of FY26
Labels D	Description	Account ID	Object	Project		Adopted	Adopted		Proposed	
Daybre	Transfer to Transportation Impact Fund - Colliers Hill - Historic	800-90-871-800300-100215	Transfer to Transportation IMpact Fund	ColliersHill/Historic Erie Connection	\$	-	\$	271,000	\$	
					\$	5,168,860	\$ 5	,542,145	\$	1,499
Four Cor	ners URA									
	County Treasurer's Fees	800-90-874-573300-000000	County Treasurer's Fees	Non-Project	\$	2,016	\$	2,000	\$	2,
	Incentives	800-90-874-576000-000000	<b>Economic Development Incentives</b>	Non-Project	\$	-	\$	400,000	\$	450
	Indirect Cost Allocation - Four Corners URA	800-90-874-573500-000000	Indirect Cost Allocation	Non-Project	\$	10,915	\$	24,603	\$	5
	Legal Services - Four Corners	800-90-874-560000-000000	Legal Services	Non-Project	\$	10,000	\$	10,000	\$	10
	Consultation	800-90-874-560100-000000	Consultation Services	Non-Project	\$	35,000	\$	35,000	\$	10
					\$	57,931	\$	471,603	\$	477
Highway	287 URA									
	County Treasurer's Fees -Nine Mile	800-90-873-573300-000000	County Treasurer's Fees	Non-Project	\$	-	\$	25,000	\$	25
	Economic Development Incentives - Nine Mile	800-90-873-576000-111150	Economic Development Incentives	Nine Mile	\$	755,770	\$ 2	,000,000	\$	2,300
	Indirect Cost Allocation - Highway 287 URA	800-90-873-573500-000000	Indirect Cost Allocation	Non-Project	\$	184,181	\$	415,147	\$	432
	Legal Services - Highway 287 URA	800-90-873-560000-000000	Legal Services	Non-Project	\$	10,000	\$	10,000	\$	10
					\$	949,951	\$ 2	,450,147	\$	2,767
Historic (	Old Town Erie URA									
	Bank Charges - Historic Old Town	800-90-872-573320-000000	Bank Charges	Non-Project	\$	-	\$	12,000	\$	12
	Construction - Old Town Improvements (Bond)	800-90-872-605000-100419	Construction	Historic Old Town Improvements (Bond Projects	\$	2,527,870	\$ 2	,058,061	\$	
	Consultation Services - Historic Old Town URA	800-90-872-560100-000000	Consultation Services	Non-Project	\$	30,000	\$	30,000	\$	30
	County Treasurer's Fees - Historic Old Town	800-90-872-573300-000000	County Treasurer's Fees	Non-Project	\$	-	\$	5,000	\$	5
	Economic Dev Incentives - Historic Old Town	800-90-872-576000-000000	Economic Development Incentives	Non-Project	\$	100,000	\$	140,000	\$	100
	Economic Development Incentives - 105 Wells	800-90-872-576000-130100	Economic Development Incentives	D&H LLC 105 Wells Reimb Agr.	\$	84,000		110,000		115
	Economic Development Incentives - 615 Briggs	800-90-872-576000-130105	Economic Development Incentives	615 Briggs Reimb. Agreement	\$	10,000	\$	170,000	\$	65
	Economic Development Incentives - Birdhouse	800-90-872-576000-100342	Economic Development Incentives	526 Briggs (Birdhouse) Storm Drainage	\$	37,000	\$	50,000	\$	55
	Economic Development Incentives - Means Rentals	800-90-872-576000-130120	Economic Development Incentives	700/730 Briggs - Means Rentals Reimb Agr.	\$	-	\$	60,000	\$	60
	Indirect Cost Allocation - Historic Old Town URA	800-90-872-573500-000000	Indirect Cost Allocation	Non-Project	\$	98,334	\$	221,646		129
	Land - Old Town Property Acquisition	800-90-872-604000-249001	Land	Old Town Property Acquisition	\$	1,129,275	\$ 1	,350,000	\$	
	Legal Services - Historic Old Town URA	800-90-872-560000-000000	Legal Services	Non-Project	\$	10,000		10,000		10
	Maintenance in Historic Old Town URA	800-90-872-520000-000000	Maintenance Contracts	Non-Project	\$	-	\$	-	\$	20
	Revenue Bonds - Interest (2021)	800-90-872-701100-200500	Revenue Bonds - Interest	TOEURA Revenue Bonds 2021	\$	-	\$	164,000	\$	150
	Revenue Bonds - Interest- Historic Old Town URA	800-90-872-701100-110600	Revenue Bonds - Interest	Erie Commons	\$	164,000	Ś	-	\$	
					\$	4,190,479		,380,707		751
I-25 URA						, ,		,,		
	Consultation Services - I-25/Erie Pkwy Master Plan	800-90-875-560100-100282	Consultation Services	I-25/Erie Parkway Master Plan	\$	100,000	\$	50,000	\$	50
	Indirect Cost Allocation - I-25 URA	800-90-875-573500-000000	Indirect Cost Allocation	Non-Project	\$	25,533		57,552		10
	Legal Services - I25 URA	800-90-875-560000-000000	Legal Services	Non-Project	\$	10,000		10,000	1	10
	•		<u> </u>	,	\$	135,533		117,552		70