

Public Hearing: Resolution 25-176

Organizing the Erie Sports Business Improvement District

Erie Town Council

Jack Hill, Business Development Specialist

Lockie Woods, URA Development & Accounting Analyst

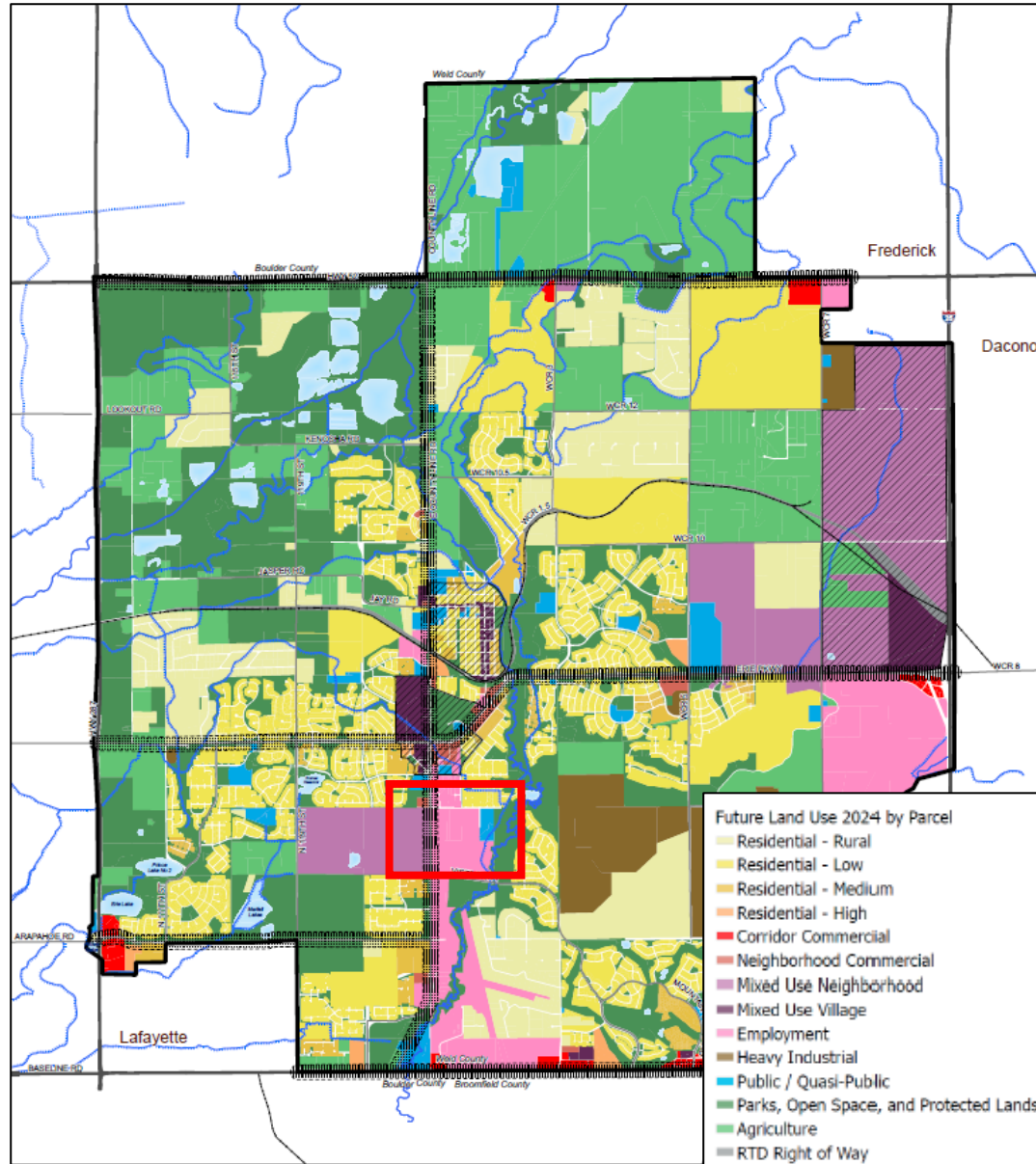
Harry Brennan, Senior Planner

November 4, 2025

Presentation Overview

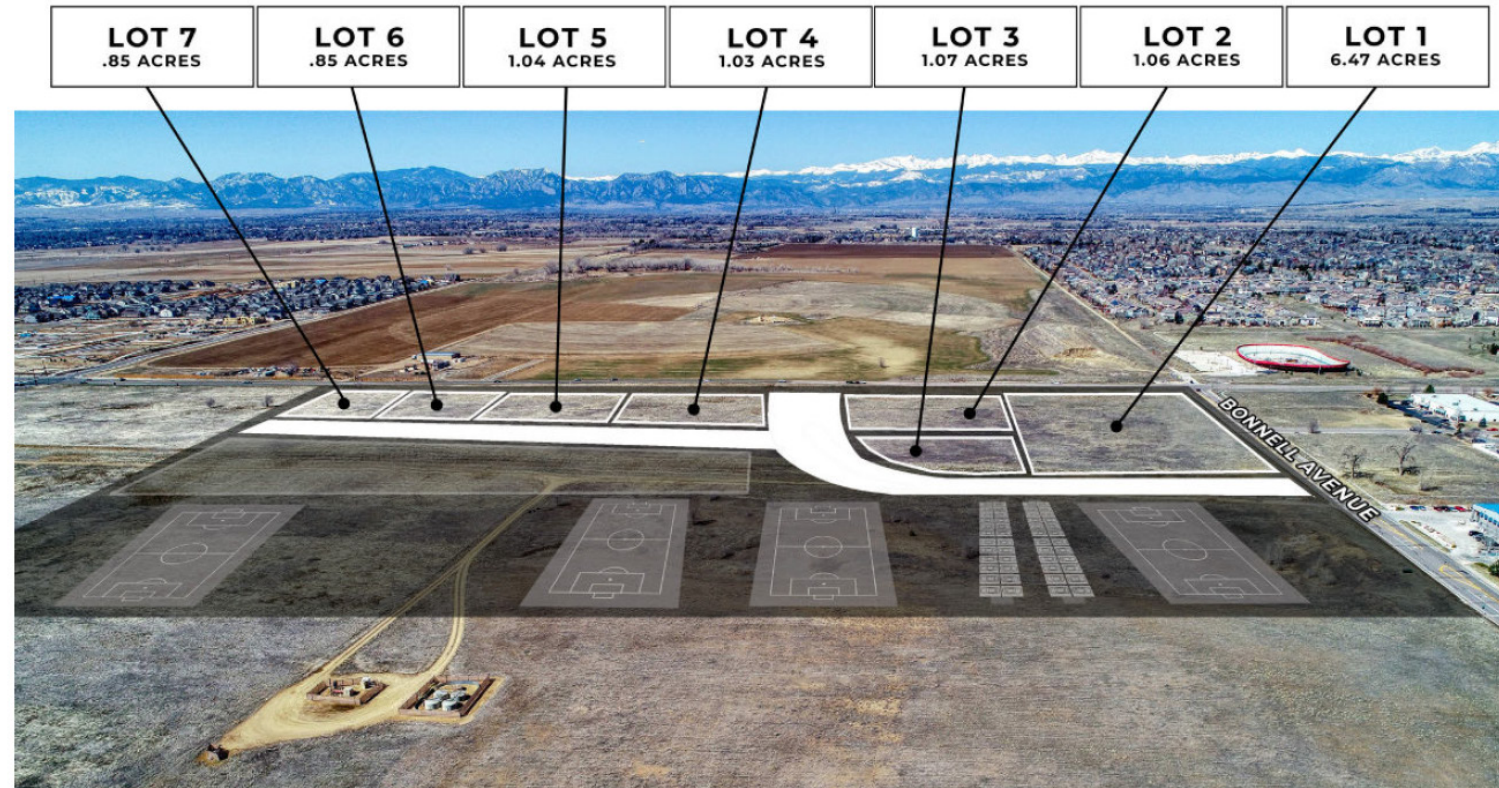
- Erie Sports Complex
- Town of Erie Economic Incentive Policy (approved May 2025)
- Erie Sports Business Improvement District
- Public Notice
- Recommendation

Erie Sports Complex



Erie Sports Complex

PROPERTY SITE PLAN



- Development Agreement and Final Plat approved by Town Council on Dec. 10, 2024.
- BID Petition for Organization and Operating Plan submitted on Sept. 18, 2025.
- Resolution 25-170 setting public hearing date and time approved on Oct. 14, 2025.



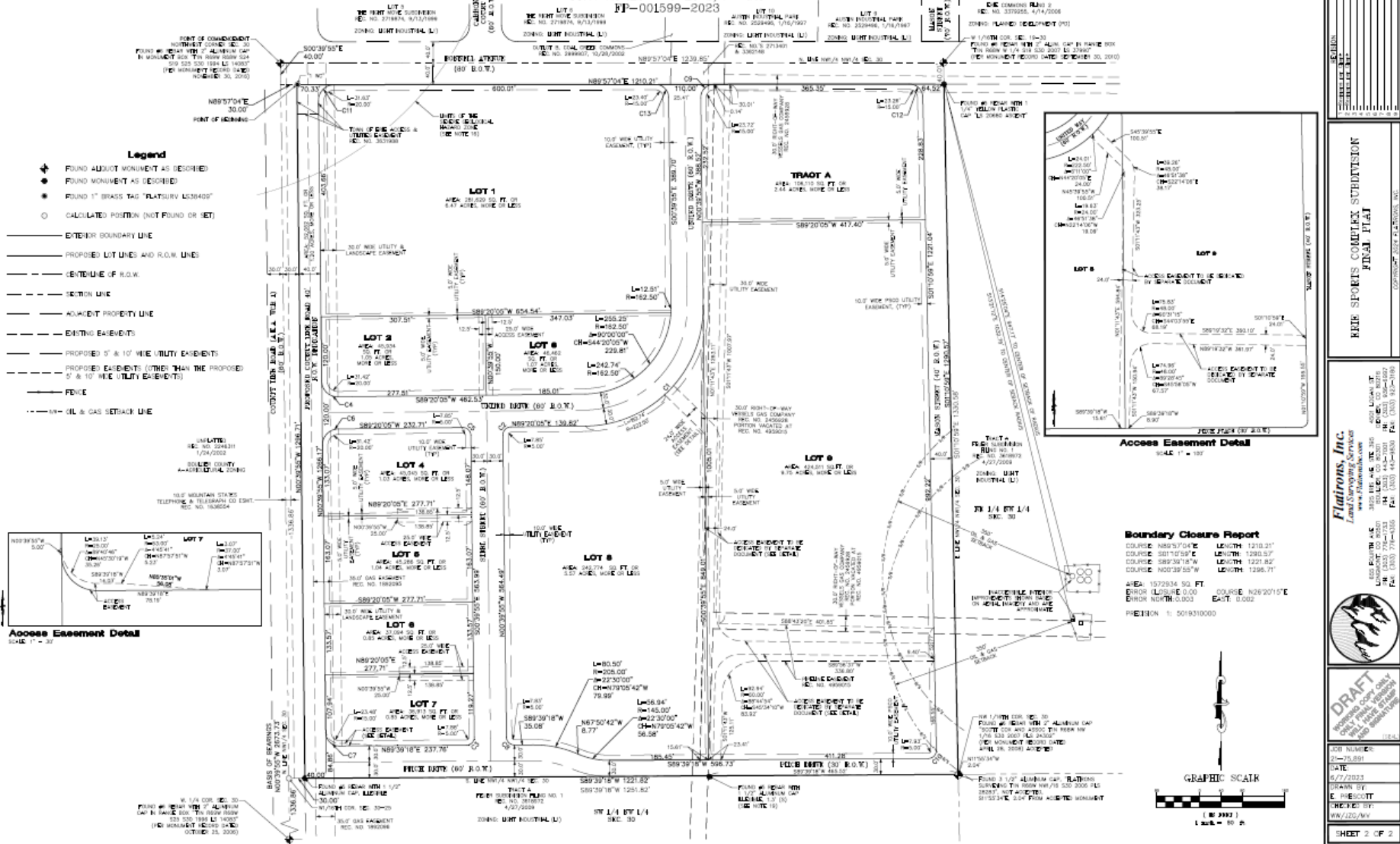
Erie Sports Complex

ERIE SPORTS COMPLEX SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

36.11 ACRES - 9 LOTS/1 TRACT
RP-001599-2023





Erie Sports Complex

Public Improvement	Estimate of Probable Cost
General Sitework	\$664,274.00
Pavements	\$2,049,632.00
Utility – Water	\$1,440,570.00
Utility – Sanitary Sewer	\$428,235.00
Utility – Storm Drainage System	\$724,976.90
Erosion Control	\$345,995.00
Landscaping	\$330,734.70
Irrigation	\$111,922.34
Total Public Improvements	\$6,096,339.94



Town of Erie Economic Incentive Policy

- **Town Council adopted Town of Erie Economic Incentive Policy in May 2025.**
- The incentive must serve a public purpose, including but not limited to providing significant economic, cultural, and/or social benefits to the citizens of Erie in the form of jobs, new economic activity, increased tax revenues and/or cultural or social opportunities.
- Commercial development incentives:
 - ✓ Retail development (providing commercial pad sites for new retail users)
 - ✓ Primary employer development (sites for employers/industrial users)
 - ✓ Destination development (destination soccer training facility and fields)
- The Town may consider creating a variety of special financing districts to finance, design, plan, construct, install and/or complete public improvements related to a development project, including Business Improvement Districts (BID).



Erie Sports Business Improvement District

- Per the “Business Improvement District Act” (*C.R.S. § 31-25-1201 et. seq.*), the organization of business improvement districts within municipalities of the state...:
 - will promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof, the property owners therein, and all the people of the state;
 - will promote the continued vitality of commercial business areas within municipalities;
 - is essential to the continued economic growth of the state.



Erie Sports Business Improvement District

- By the BID Petition and Operating Plan provided by Petitioner:
 - Estimated cost of public improvements: **\$6.1 million**
 - Authorized Indebtedness for BID: **\$7.62 million**
 - Property Tax Mill Levy Cap: **50 mills debt service**, and **10 mills** for general operations and administrative expenses
 - BID bonding capacity: **\$25.3M, \$13.4M project fund**
 - District has capacity to issue debt to pay for improvements
- BID allows the Petitioner to construct the improvements, convey land to soccer club and sell pad sites to new businesses.



Public Notice

- Public Notice of Public Hearing:
 - Letter by first-class mail to each Property Owner within the service area and boundary of the proposed district (10/17/2025)
 - Published in the Colorado Hometown Weekly (10/22/2025)



Recommendation

- Following the Public Hearing, recommend the Town Council approve Resolution 25-176, organizing the Erie Sports Business Improvement District, Describing its Boundaries and Service Area, Establishing a Board of Directors, and Approving the 2025 and 2026 Operating Plan and Budget

Questions & Discussion

Jack Hill, Business Development Specialist
Lockie Woods, URA Development & Accounting Analyst
Harry Brennan, Senior Planner