Erie County Industrial Development Agency 2022 Budget

A. Overview of Changes in 2022 Budget

Presented herein is the projected operating budget for the Erie County Industrial Development Agency's ("ECIDA") year ending December 31, 2022 and a three-year forecast for 2023–2025.

The ECIDA is a not-for-profit, public benefit corporation that provides tax incentives, financing programs and economic development services to Buffalo and Erie County. In accomplishing its mission, the ECIDA does not receive any operational funding from Federal, State, County or local sources. Instead, the key source of revenue for the ECIDA is the administrative fees charged to those companies that utilize its various products and services. The income that the ECIDA generates is utilized to provide salaries to its professional staff for managing various economic development programs, as well as payments for professional fees, general office expenses, public notices/marketing, building costs and other miscellaneous expenses.

For the year ending December 31, 2022, the Agency is projecting net loss from operations of \$44,500. Depreciation, a noncash item, is estimated at \$120,000 and brings the budgeted operating loss to \$164,500. There is also \$796,000 budgeted for external projects, most of which will be funded with existing UDAG funds, rather than operating cash. After reserving \$2,000,000 for future projects the potential net loss for 2022 is \$2,960,000. Most of the budgeted loss would be from existing UDAG funds that have accumulated over several years.

The following significant risk factors may impact the 2022 results:

- 1. A significant portion of the ECIDA's administrative fee income is derived from a few large tax incentives and/or tax-exempt bond projects. The Agency does not collect a fee until the project (usually construction) is started, since many factors affect project timing. Depending on the timing of these projects, the Agency's fee income can fluctuate significantly from year to year.
- 2. Changes in the overall national and/or regional economy could result in a decrease in local investment projects that are assisted by the Agency, resulting in a corresponding decrease in administrative fee income.

The following information details the key changes in the 2022 budget compared to the 2021 <u>projected</u> revenues and expenses:

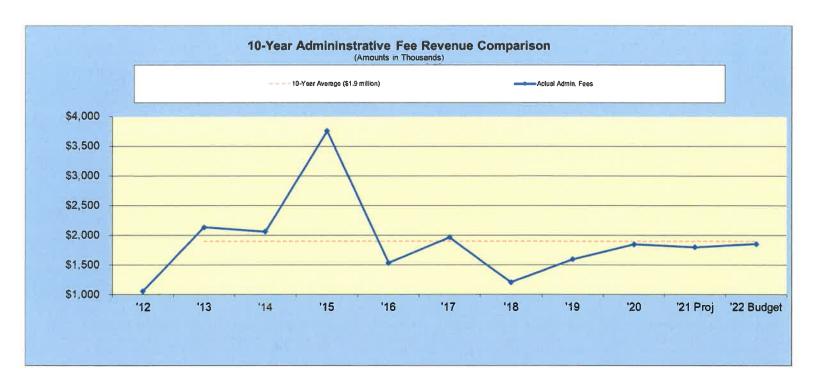
A. Overview of Changes in 2022 Budget (continued)

Revenues:

Administrative Fees (2022 Budget - \$1.85 million):

Administrative fees primarily consist of fees earned by the ECIDA through the provision of tax abatements. During 2021, administrative fees included projects such as Life Technologies in Grand Island, Barcalo Buffalo and 283 Ship Canal Parkway in Buffalo. Additionally, the Agency closed on two bond issuances in 2021, which resulted in fees collected of \$157,000. Since some fees are recognized over multiple years (in accordance with the terms of the related fee agreements), the Agency expects to recognize approximately \$1,300,000 of fees in 2022 related to prior year project approvals. The budgeted figure of \$1.855 million was derived using the 2012-2021 10-year average.

The following chart summarizes the actual administrative fee revenue over the past 10 years compared to the average administrative fee for the 10-year period from 2012-2021:



A. Overview of Changes in 2022 Budget (continued)

Affiliate Management Fees (increasing < 1% from \$431,500 to \$433,500):

Affiliate Management Fees represent salary, benefit, and facilities costs charged to ECIDA's affiliated companies (RDC & ILDC) for office space and services that ECIDA employees provide to these organizations, since they have no employees of their own. Affiliate management fees are expected to remain fairly stable in 2022.

Management Fees – BUDC (increasing 4.9% from \$103,000 to \$108,000):

Management Fees – BUDC are salaries and benefit costs charged to Buffalo Urban Development Corporation ("BUDC") and its affiliates for services that ECIDA employees provide. ECIDA provides financial reporting, facilities management, and administrative services to BUDC as part of a shared services agreement. Management fees are expected to increase slightly in 2022 due to increased salaries and benefits costs for employees who charge hours to BUDC and its affiliates.

Rental Income (decreasing 9.4% from \$333,000 to \$301,700):

Rental Income represents rent received by ECIDA from BUDC for office space, two facilities owned by ECIDA and other smaller agreements. Budgeted rent revenue for leased space at 143 Genesee Street could decrease with the expiration of the lease currently in place. Should the renewal option be exercised, rental income would not see that decrease. Rent received from the Port Terminal management agreement of \$95,500 in 2021 is budgeted at \$98,000 in 2022 based on projections from the management company.

Expenses:

Salaries & Benefits (increasing 6.1% from \$1.97 million to \$2.1 million):

The increase in the 2022 budgeted salaries and benefits compared to the projected 2021 figures is due to several factors, including organizational shifts in employee responsibilities and titles. Salary increases of 3% and a potential performance incentive pool calculated as 4% of total salaries are included in the budget. Compensation increases are based on an independent compensation study of ECIDA employees, comparing Agency employee salaries with other individuals in the local labor market who have similar titles and responsibilities. These adjustments, if any, will also be reviewed and approved by the ECIDA Board Compensation Committee for Executive Management and by the CEO for other staff. Annual rate increases for health care also contributes to higher employee benefit costs. As an organization of specialized professionals, salaries and benefits account for 75% of total budgeted operating expenses.

A. Overview of Changes in 2022 Budget (continued)

Professional Services (decreasing 13.7% from \$110,000 to \$95,000):

Professional Services consist of the following:

	2022	2021	2021		
	Budget	Budget	Projection		
Legal	\$45,000	\$50,000	\$26,000		
Consultants	\$22,000	\$40,000	\$57,000		
Auditing	\$28,100	\$27,300	\$27,300		
Total	\$95,100	\$117,300	\$110,300		

In 2022 legal expenses are budgeted at \$45,000 to reflect decreased costs in recent years. Consultant expenses are budgeted at \$22,000 which includes funds for an independent compensation study. Audit costs are set to increase in accordance with the proposal approved in 2017.

B. External Special Projects & Reserves for Future Projects

The ECIDA's 2022 budget currently includes \$225,000 for external projects and \$2 million allocated for potential future projects that are consistent with the ECIDA's strategic plan and the restrictions on the UDAG and/or General Funds as follows:

Project		2022 Budget]	2021 Budget	2021 Projected Actual		
External Special Projects	\$	225,000	\$	225,000	\$	247,000	
Industrial Land Park Grant		100,000		200,000		200,000	
Angola Ag Park Grant		100,000		100,000		100,000	
Z7+ Expense Reserve		621,319		621,319		5,000	
Reserves for Future Projects:							
Venture Capital Co-Investment		1,000,000		1,000,000		-	
Forgivable Attraction Loan		1,000,000		1,000,000		-	
Total	\$	3,046,319	\$	3,146,319	\$	552,000	

External Special Project allocations of \$225,000 include organizations that have received funding in the past, such as BUDC's Buffalo Building Reuse Project (\$100,000). Agency staff also hopes to work with community partners to establish a Minority Business Enterprise Assistance Program. These requests will be presented to the ECIDA Board for approval before funding. The Agency's annual membership expenditure with Invest Buffalo Niagara (\$75,000) will not require specific Board action. The Z7+ Expense Reserve represents the remaining funds from the Board's \$1.5 million allocation in 2016. The balance of those funds is included in the 2022 budget.

\$100,000 is budgeted for Industrial Land Park (Renaissance Commerce Park), representing the final portion of the \$1 million grant that the Board initially approved to ILDC for site carrying costs. \$100,000 is budgeted for Angola Ag Park, representing one-third of the estimated carrying costs approved by the Board. The Reserves for Future Projects of \$2 million are discussed on the following pages and would also require Board approval prior to funding.

Proposal: \$1,000,000

B. External Special Projects & Reserves for Future Projects (continued)

Venture Capital Co-Investment

The Issue – Currently, high-growth-potential companies have difficulty attracting angel or seed capital funding when they are in the earliest of their development stages. With the significant public investment in university and college research facilities and scientists, there is a need to commercialize this research in order to provide the "pay-back" on the community's investment in the form of new high-paying jobs. Currently, there is a lack of early-stage capital for venture companies located in Western New York. Meanwhile, other communities which face similar issues have been successful in utilizing publicly-sponsored funds to support new companies.

Current New York State law does not explicitly allow IDAs to make equity venture investments in private companies. In order to achieve a change in New York State law, ECIDA is working with NYSEDC and the local New York State legislative delegation to pass legislation to codify the powers and duties of an IDA to operate an equity venture program and to provide venture investment to startup entrepreneurs and private companies.

The Proposal – In 2015, the ECIDA began the reestablishment of its Venture Capital Fund to provide equity investments in early-stage, high-growth-potential companies. The ECIDA will partner with qualified co-investors from Erie County such as Launch NY, 43 North, Z80 Labs, and/or Rand Capital. In the past, the ECIDA has had several key economic development successes by partnering with Rand Capital, such as its equity investments in GEMCOR II, LLC and Synacor, Inc. (approximately 400 jobs combined). The ECIDA would rely upon the expertise of its partners to conduct the due diligence required to evaluate the business, structure the investment and develop an exit strategy.

Use of Funds – To make equity (stock) and/or debt project expenditures in selected businesses.

Partners – Launch NY, 43North, Z80 Labs, Rand Capital and other venture capital firms.

Approval – The ECIDA Board would approve all project expenditures under this program.

Consistency with Community Plans – This strategy is consistent with the County Executive's, Initiatives for a Smart Economy 2.0. One of the goals outlined in the plan is as follows: "Erie County will create Venture Fund programs and provide venture equity to local entrepreneurs through the ECIDA".

B. Special Projects & ECIDA Program Allocations (continued)

Forgivable Attraction Loan(s)

Qualification – Businesses must be relocating to a HUD-defined distressed area or meet other HUD qualifications and provide a significant regional impact in terms of investment and/or job creation.

Proposal: \$1,000,000

The Issue – Currently a number of communities across the nation are aggressively pursuing businesses to entice them to their region. One vehicle that communities have used to tip the relocation decision in their favor is the use of a high-impact project expenditure fund. Until 2013, the Buffalo region did not have such a program, while neighboring states were offering these programs with positive results, to Erie County's detriment.

The Proposal – The ECIDA would continue to fund a forgivable attraction loan fund that could aid in the attraction of key new businesses that would have a regional employment or investment impact. The attraction incentive would be structured in the form of a loan, with a portion or all of it forgiven if the company establishes their business in Erie County and meets specified investment and/or job goals. The ECIDA would work with Invest Buffalo Niagara to offer this incentive to those businesses that are the most promising and/or target the attraction loan to specific industries or regions (such as Southern Ontario). By providing this incentive, the Buffalo region would be perceived as demonstrating the community's support for the business relocation and could be the tipping point that leads to the relocation of the business as well as related "follow on" investments.

Use of Funds – To make project expenditures to companies located outside of Western New York to offset a portion of their investment costs in relocating. Companies assisted would be in one of the regional targeted industry sectors and have a regional employment or investment impact. The program would have a targeted maximum incentive of \$25,000 per job created.

Partners – Invest Buffalo Niagara

Approval – The ECIDA Board would approve all awards under this program.

Consistency with Community Plans – This strategy is consistent with the County Executive's "Initiatives for a Smart Economy 2.0" which states: "Projects assisted by the ECIDA will be those that bring outside investment and self-sustaining jobs to Erie County while strengthening the regional economic base, helping to create a more inclusive economy and leading to population stabilization throughout the area".

ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY ("ECIDA") Budget for 2022

		dget 022	Approved Budget 2021	I	Projected 2021		Actual 2020	
REVENUES:	l					_		
Administrative Fees	\$ 1	,855,000	\$ 1,800,000	\$	1,933,000	\$	1,850,078	
Affiliate Management Fees		433,500	407,000		431,500		389,151	
Management Fees - BUDC Interest Income - Cash & Investments	l	108,000 12,500	116,000 40,000		103,000 8,247		119,444 37,088	
Rental Income	1	301,700	334,000		333,181		287,717	
Other Income	1	41,000	36,000		30,897		29,207	
Total Revenues	2	751,700	2,733,000		2,839,826		2,712,685	
			_,,					
EXPENSES:	Ι.							
Salaries & Benefits] 2,	,091,500	1,953,352		1,954,705		2,003,971	
Professional Services	l	95,100	117,300		117,671		76,152	
General Office Expenses		171,560	170,400 85,000		147,747		154,508	
Insurance Expense Public Hearing & Marketing Costs		100,000 60,000	55,000 55,000		98,655 83,276		68,147 73,046	
Building Operating Costs	l	243,740	244,300		237,160		229,718	
Travel, Mileage & Meeting Expenses	1	35,000	33,000		14,552		19,726	
Other Expenses	1	7,500	10,000		5,597		4,394	
Total Expenses	2.	,804,400	2,668,352		2,659,364		2,629,662	
GRANT INCOME:	Ι.							
Revenues		,094,159	2,660,200		5,349,406		112,937	
Expenses	(1	,085,959)	(2,655,000)		(6,038,900)		(194,414)	
	-	8,200	5,200		(689,494)		(81,477)	
NET INCOME (LOSS) BEFORE DEPRECIATION, EXTERNAL								
SPECIAL PROJECTS AND OTHER RESERVES:		(44,500)	69,848		(509,032)		1,546	
Depreciation		(120,000)	(120,000)		(120,000)		(117,025)	
NET INCOME (LOSS) BEFORE EXTERNAL SPECIAL								
PROJECTS AND OTHER RESERVES:	- ((164,500)	(50,152)		(629,032)		(115,479)	
External Special Projects:								
Buffalo Building Reuse Project (BUDC)	1	100,000	100,000		100,000		100,000	
Annual Membership (IBN)	ı	75,000	75,000		75,000		50,000	
Canadian Lead Generation (IBN)	1		-		-		72,000	
MBE Assistance Program	l	50,000	50,000		-		, -	
Z7+ consultants/expense reserve	1	621,319	621,319		5,000		-	
Industrial Land Park grant paid	l	100,000	200,000		200,000		185,000	
ILDC Land Sale Proceeds (reimbursement)	((250,000)	(250,000)		(134,000)		-	
Angola Ag Park grant paid	1	100,000	100,000		100,000		874,494	
(Gain)/Loss on Venture Investments			-		-		127,175	
Total Special Projects	-	796,319	896,319		346,000		1,408,669	
NET INCOME (LOSS) BEFORE OTHER RESERVES:		(960,819)	(946,471)		(975,032)		(1,524,148)	
Reserves for Future Projects:								
Venture Capital Co-Investment	1,	,000,000	1,000,000		-		-	
Forgivable Attraction Loan(s)	1,	,000,000	1,000,000		-			
Total Other Reserves	2,	,000,000	2,000,000		-			
NET INCOME (LOSS):	\$ (2	,960,819)	\$ (2,946,471)	\$	(975,032)	\$	(1,524,148)	

ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY ("ECIDA") Budget and Three Year Forecast 2023-2025

	Budget 2022	Forecast 2023	Forecast 2024	Forecast 2025
REVENUES:				
Administrative Fees	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000
Affiliate Management Fees	433,500	447.000	460,000	474,000
Management Fees - BUDC	108,000	111,000	114,000	117,000
Interest Income - Cash & Investments	12,500	13,000	13,000	13,000
Rental Income	301,700	301,700	301,700	301,700
Other Income	41,000	40,000	40,000	40,000
Total Revenues	2,751,700	2,767,700	2,783,700	2,800,700
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
EXPENSES:				
Salaries & Benefits	2,091,500	2,133,000	2,176,000	2,241,000
Professional Services	95,100	110,000	140,000	140,000
General Office Expenses	171,560	177,000	182,000	187,000
Insurance Expense	100,000	103,000	106,000	109,000
Public Hearing & Marketing Costs	60,000	62,000	64,000	66,000
Building Operating Costs	243,740	251,000	259,000	267,000
Travel, Mileage & Meeting Expenses	35,000	36,000	37,000	38,000
Other Expenses	7,500	8,000	8,000	8,000
Total Expenses	2,804,400	2,880,000	2,972,000	3,056,000
Total Experiess	2,00 1,100	2,000,000	2,012,000	0,000,000
GRANT INCOME:				
Revenues	1,094,159	250,000	250,000	250,000
Expenses	(1,085,959)	(250,000)	(250,000)	(250,000)
Lxperises	8,200	(200,000)	(200,000)	(200,000)
	0,200			
NET INCOME (LOSS) BEFORE DEPRECIATION, EXTERNAL SPECIAL				
PROJECTS AND OTHER RESERVES:	(44,500)	(112,300)	(188,300)	(255,300)
THOULD TO MID OTTLER NEGET VEOL	(-1.,000,	(1.12,000)	(100,000)	(200,000)
Depreciation	(120,000)	(120,000)	(120,000)	(120,000)
Doprosiduon	(120,000)	(.20,000)	(120,000)	(120,000)
NET INCOME (LOSS) BEFORE EXTERNAL SPECIAL PROJECTS AND				
OTHER RESERVES:	(164,500)	(232,300)	(308,300)	(375,300)
	(101,000)	(202,000)	(000,000)	(0.0,000/
External Special Projects and Strategic Initiatives:				
Buffalo Building Reuse Project (BUDC)	100,000	100,000	100,000	100,000
Annual Membership (IBN)	75,000	50,000	100,000	-
Canadian Lead Generation (IBN)	10,000	-	_	_
MBE Assistance Program	50,000	50,000	50,000	50,000
Z7+ consultants/expense reserve	621,319	- 00,000	-	-
Industrial Land Park grant paid	100,000	200,000	_	_
Industrial Land Park grant (rec'd)	100,000	200,000	_	_
ILDC Land Sale Proceeds (reimbursement)	(250,000)	(250,000)	(250,000)	(200,000)
	100,000	' '	(230,000)	(200,000)
Angola Ag Park grant paid Angola Ag Park grant (rec'd)	100,000	100,000	-	-
(Gain)/Loss on Venture Investments	- 1	_	-	-
Total Special Projects and Other Strategic Investments	796,319	250,000	(100,000)	(50,000)
Total Special Projects and Other Strategic investments	7 90,519	250,000	(100,000)	(50,000)
NET INCOME (LOSS) BEFORE OTHER RESERVES:	(960,819)	(482,300)	(208,300)	(325,300)
Reserves for Future Projects:				
Venture Capital Co-Investment	1,000,000	_	_	_
	1,000,000	_	-	-
Forgivable Attraction Loan(s)		-	<u>-</u>	
Total Other Reserves	2,000,000			
NET INCOME (LOSS):	\$ (2,960,819)	\$ (482,300)	¢ /200 200\	¢ /225 200\
NET INCOME (LOSS):	Ψ (2,300,019)	\$ (40Z,3VV)	\$ (208,300)	\$ (325,300)

Erie County Industrial Development Agency Five Year Capital Budget 2022-2026

	2022	2023		2024		2025		2026		Total
Facilities:										
143 Genesee Street 95 Perry Street	\$ 20,000 10,000	\$	20,000 10,000	\$	20,000 5,000	\$	20,000 5,000	\$	20,000 5,000	\$ 100,000 35,000
Total Facilities	30,000		30,000		25,000		25,000		25,000	135,000
Information Technology:										
Servers	-		_		12,000		-		-	12,000
CRM Upgrade	10,000		-		-		-		-	10,000
CRM PARIS Report Updates	2,400		-		-		_		-	2,400
Misc.	3,000		3,000		3,000		3,000		3,000	15,000
Total Information Technology	15,400		3,000		15,000		3,000		3,000	39,400
GRAND TOTAL	\$ 45,400	\$	33,000	\$	40,000	\$	28,000	\$	28,000	\$ 174,400



Budget Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

And Changes in Current Net Assets.

Run Date: 10/27/2021 Status: CERTIFIED Certified Date:10/27/2021

\$140,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$301,700.00 \$0.00 \$3,576,000.00 \$1,855,000.00 \$631,000.00 \$13,000.00 \$450,000.00 \$3,250,700.00 \$1,724,518,00 \$516,482.00 \$274,319.00 \$400,000.00 (\$325,300.00) Proposed \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1,855,000.00 \$301,700.00 \$0.00 \$140,000.00 \$506,027.00 \$13,000.00 \$500,000.00 \$3,283,700.00 \$1,674,499.00 \$269,973.00 \$0.00 \$400,000.00 \$3,492,000.00 \$614,000.00 (\$208,300,00 Proposed 2024 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1,641,409.00 \$0.00 \$0.00 \$3,750,000.00 \$1,855,000.00 \$301,700.00 \$598,000,00 \$13,000.00 \$500,000.00 \$3,267,700.00 \$491,591.00 \$110,000.00 \$491,374.00 \$265,626.00 \$750,000.00 (\$482,300.00 Proposed 2023 \$326,700.00 \$95,100.00 \$575,300.00 \$162,500.00 \$0.00 \$0.00 \$0.00 \$1,855,000.00 \$12,500.00 \$122,825.00 \$115,694.00 \$692,440.00 \$375,000.00 \$0.00 \$4,095,859.00 \$1,603,317.00 \$0.00 \$0.00 \$4,016,584.00 \$7,056,678.00 \$488,183.00 \$115,694.00 (\$2,960,819.00) Next Year (Adopted) \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1,933,000.00 \$110,144.00 \$0.00 \$8,189,231.00 \$1,515,584.00 \$439,121.00 \$117,671.00 \$566,838.00 \$9,164,263.00 (\$975,032.00) \$358,181.00 \$579,659.00 \$8,247.00 \$5,200,000,00 \$140,149.00 \$5,843,807.00 \$541,093.00 Current Year (Estimated) \$0.00 \$1,850,078.00 \$309,994.00 \$100,000.00 \$0.00 \$0.00 \$2,856,353.00 \$1,562,588.00 \$0.00 \$0.00 \$76,156.00 \$525,419.00 \$0.00 \$157,131.00 \$1,476,676.00 \$4,380,500.00 (\$1,524,147.00) \$559,192.00 \$37,089.00 \$441,382.00 \$141,148.00 Last Year (Actual) Proceeds From The Issuance Of Debt nterest And Other Financing Charges Subsidies To Other Public Authorities Payment Of Principal On Bonds And Other Non-Operating Expenditures Professional Services Contracts Other Non-Operating Revenues Other Operating Expenditures Municipal Subsidies / Grants Rentals & Financing Income Other Operating Revenues Federal Subsidies / Grants Public Authority Subsidies Other Employee Benefits State Subsidies / Grants Financing Arrangements Supplies And Materials Charges For Services **Grants And Donations** Capital Contributions Salaries And Wages nvestment Earnings Capital Asset Outlay Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures Total Revenues & Financing Sources REVENUE & FINANCIAL SOURCES Non-Operating Expenditures Non-Operating Revenues Operating Expenditures Operating Revenues Total Expenditures EXPENDITURES

Public Authorities Reporting Information System

Budget Report for Erie County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 10/27/2021 Status: CERTIFIED Certified Date:10/27/2021

The authority's budget, as presented to the Board of Directors, is posted on the following website: https://www.ecidany.com/about-us-corporate-reports

Additional Comments