



The Erie Downtown Development Corporation

ERIE Conference

July 25, 2018

“Go West, young man, go West. There is health in the country, and room away from our crowds of idlers and imbeciles.”

-Horace Greeley

1872 Republican nominee for President

Publisher, *New York Tribune*

City of Erie resident, 1830-31

Downtown Erie



Downtown Erie

Key Stats:

- 870 Residents (3rd to 6th; Holland to Sassafras)
- 8,162 Daytime Population
- 159 Total Businesses
- Since 2008, only 102 residential units have been permitted in City of Erie
 - Only 13 of 102 were multifamily

EDDC Overview

- 501c3 tax-exempt organization
- Real estate developer
- Various contribution levels

EDEF Overview

- For-Profit Pennsylvania LLC
- Provides financing for EDDC projects
- Minimum-required contributions

EDDC Mission

To serve as a real estate development non-profit corporation to strengthen the core assets of downtown Erie and drive revitalization across the region.

EDDC Goals

- ✓ Increase Number of New Residents
- ✓ Increase Number of New Businesses
- ✓ Increase Quality of Life

*All goals aligned to Erie Refocused Plan

How Will EDDC Accomplish Its Goals?

1. Develop Commercial and Residential Real Estate
2. Attract Businesses, Residents, and Additional Investment
3. Support the Public Spaces
4. Create Programming

(1) Develop Residential & Commercial Property

Residential Targets:

- Year 1 = 50 Units
- Year 2 = 50 Units
- Year 3 = 50 Units
- Year 4 = 50 Units
- Year 5 = 50 Units
- Year 6 = 100 Units
- Year 7 = 100 Units
- Year 8 = 100 Units
- Year 9 = 100 Units
- Year 10 = 100 Units
- Total = 750 Units

Commercial Properties:

- Daily Amenities
- Businesses that Create Life

(1) Develop Commercial & Residential Property



(2) Attract Businesses, Residents & Investment

Businesses:

- Erie Businesses
- Start-Ups from Outside the Region

Residents:

- Urban Lifestyle

Investment:

- Leverage the Fund
- Opportunity Zones

(3) Support the Public Spaces

- Perry Square
- Streets
- Sidewalks
- Alleyways

(3) Support the Public Spaces



(4) Create Programming

Events & Activities that will:

1. Encourage Individuals to Move Downtown
2. Drive Traffic to the Businesses
3. Create a Vibrant Downtown

(4) Create Programming



Developing & Cultivating the Erie Experience

- Erie's History
- Erie's Culture
- Erie's Businesses
- Erie's People
- Erie's Future

We Need Your Help!

- Ideas
- Business Referrals
- Contributions – Friends of the EDDC

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