

Business Improvement District Annual Report – Fact Sheet

THIS CHECKLIST IS INTENDED TO ASSIST STAFF AND CITY COUNCIL CONDUCT THEIR ANNUAL REVIEW OF THE BUSINESS IMPROVEMENT DISTRICT OPERATING PLANS AND BUDGETS PURSUANT TO C.R.S SECTION 31-25-1211. THE BELOW INFORMATION SHOULD BE FILED IN BASED UPON THE ASSOCIATED DISTRICT'S PROPOSED OPERATING PLAN AND BUDGET FOR THE RELEVANT CALENDAR YEAR. THIS FACT SHEET SHALL NOT BE USED IN PLACE OF THE REQUIRED OPERATING PLAN AND BUDGET AND SHALL NOT BE APPROVED VIA COUNCIL ACTION.

DISTRICT GENERAL INFORMATION

PLEASE FILL IN THE BELOW:

Reporting Year	2026	
Name of District	Interquest North Business Improvement District	
General Location / Address	The District is generally located south of Federal Drive, west of Voyager Parkway, and north of Interquest Parkway.	
Acreage	Approximately 112 acres	
Active Status / Purpose	Financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities, security, marketing, and landscaping consistent with prior years' activities.	
Other	The District owns the following real property: Tract A, Marketplace at Interquest Filing No. 9; Tract A, Marketplace at Interquest Filing No. 17; a portion of Tract B, Marketplace at Interquest Filing No. 17; Tract E, Marketplace at Interquest Filing No. 1; Tract A, Marketplace at Interquest Filing No. 4; Lots 2 and 3, Marketplace at Interquest Filing No. 18. The District also owns street, parking, landscaping, and drainage improvements.	

CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

District Manager	CliftonLarsonAllen LLP 121 South Tejon Street, Suite 1100 Colorado Springs, CO 80903 Phone: (719) 635-0330
District Counsel	Nicole Peykov Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203



PLANNING DEPARTMENT

Land Use Review

	Phone: (303) 839-3715 Email: npeykov@spencerfane.com	
District Accountant	Carrie Bartow CliftonLarsonAllen LLP 121 South Tejon Street, Suite 1100 Colorado Springs, CO 80903 Phone: (719) 635-0330 Email: carrie.bartow@claconnect.com	
District Auditor	BiggsKofford, P.C. 630 Southpointe Court, Suite 2000 Colorado Springs, CO 80906 Phone: (719) 579-9090	
District Website	https://www.interquestnorthbid.com/	

ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

Maximum Authorized Debt	Up to \$25,000,000 without City approval.
Mill Levies (Current / Future): Debt Service O&M	Current Debt Service Mill Levy: 12.000; Future Debt Service Mill Levy: 5.000 Current O&M Mill Levy: 1.043; Future O&M Mill Levy: 1.041
Public Improvement Fees (PIF)	The use of a public improvement fee ("PIF") of 1.25% is in place to provide necessary funding revenues for the improvements financed by the District.
Alternative Revenue Sources	The District receives revenues derived from property taxes, specific ownership taxes, developer advances, and public improvement fees.
Outstanding Debt	\$22,933,000
Planned Improvements	The District anticipates constructing additional public improvements and replacing existing public improvements in 2026, including water, sewer, and stormwater facilities, landscaping; and repaving roads, repairing damaged curbs and sidewalks.



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Planned Debt Issuance	The District does not anticipate issuing debt in 2026.
Changes to the Board / Elections / Vacancies	None
Planned Inclusions / Exclusions	Not anticipated for the upcoming year.
Major actions taken in current operating plan year (debt issuance, inclusion, etc...)	Pursuant to Ordinance No. 25-40, finally passed on April 8, 2025, the City approved the inclusion of an approximately 5.44 acre parcel into the southwest corner of the District.
Changes in assessed valuation	Current AV for the 2024 Levy Year, 2025 Budget Year: \$47,426,470. Preliminary Assessed Valuation for the 2025 Levy Year, 2026 Budget Year: \$53,700,050.

CHANGES TO OPERATING PLAN

IF THERE HAVE BEEN ANY MAJOR CHANGES TO THE OPERATING PLAN, PLEASE LIST BELOW AND PROVIDE A BRIEF DESCRIPTION OF THE CHANGE:

Ex. Inclusion – The District included 5 acres of land on the south district boundary. This was approved by City Council via Ordinance 25-XX.

Inclusion	Pursuant to Ordinance No. 25-40, finally passed on April 8, 2025, the City approved the inclusion of an approximately 5.44 acre parcel into the southwest corner of the District.



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Land Use Review

When completed, please return this Fact Sheet and other BID Annual Reporting materials to the City of Colorado Springs Planning Department:

COSSpecialDistricts.SMB@coloradosprings.gov

Attn: Special Districts
City of Colorado Springs
30 S. Nevada Avenue, Suite 701
Colorado Springs CO 80903