

2026 BUSINESS IMPROVEMENT DISTRICTS



Operating Plans and Budgets

10/14/24 Work Session

Allison Stocker— Planning Department

SUMMARY



- **Annual approvals required – by resolution governed by Colorado Revised Statutes (Title 31)**
- **18 BIDs in the City**
- **Model Annual Report and other special district policies approved on August 9, 2022 by City Council**
- **Formal agenda items on 10/28/25**

SUMMARY CONTINUED



- **The Downtown Development Authority (DDA) budget will be reviewed on a separate and later scheduling track**
- **No significant changes proposed for BID 2026 activity.**
- **Each BID has provided a “factsheet” which provides an overview of the key information and proposed changes (NEW)**

LIST BID'S



Barnes and Powers North*

Greater Downtown

Barnes and Powers South*

GSF (Gazette St. Francis)

Briargate Center*

Interquest North*

Catalyst Campus

Interquest South*

Creekwalk Marketplace*

Interquest Town Center*

First and Main*

MW Retail*

First and Main No. 2*

Powers/ Woodmen*

First and Main North*

Park Union*

Gold Hill North*

True North Commons*

*** Formal debt issued**

MOSTLY DEVELOPED DISTRICTS



- **Barnes and Powers North**
- **Barnes and Powers South**
- **Briargate Center Business**
- **First & Main**
- **First & Main 2**
- **First & Main North**
- **Greater Downtown**
- **Powers and Woodmen**

DEVELOPING DISTRICTS



- **Catalyst Campus**
- **Creekwalk**
- **GSF (Gazette St. Francis)**
- **Gold Hill North**
- **InterQuest North**
- **InterQuest South**
- **InterQuest Towncenter**
- **MW Retail**
- **Park Union**
- **TrueNorth Commons**

PLANNED DEBT ISSUANCES



- **First & Main in 2025**
- **First & Main 2 in 2025**
- **MW Retail expected in 2026**

MILL LEVY CHANGES



BID	Max Mill Levy		2025 Mill Levy		2026 Mill Levy	
	Debt	O&M	Debt	O&M	Debt	O&M
Barnes and Powers South	50	1	12.00	1.041	8.480	0.931
Barnes and Powers North	50	1	51.349	1.047	53.703	0.985
Creekwalk	50	10	50.875	10.175	51.666	10.33
Catalyst Campus	50	10	0	0	50	0
First and Main	50	1	52.665	1.53	53.703	1.074
First and Main No.2	50	1	52.480	1.049	53.703	0.957
First and Main North	50	1	52.122	1.042	53.703	1.074
Gold Hill North	50	10	51.971	10.394	53.703	10.740
Interquest North	50	1	12.00	1.043	5.00	1.041
Interquest Town Center	50	5	40.252	5.31	40.00	5.00
Park Union	50	10	21.565	10.782	21.481	10.740
Powers and Woodmen	50	1	17.00	1.046	17.00	0.963

PUBLIC IMPROVEMENT FEES (PIFS)



Barnes and Powers North -0.75%

Creekwalk Marketplace – 2.5%

First and Main No. 2 – 0.75%

Gold Hill North - 1.75% on retail sales and 3.75% on lodging

Interquest North – 1.25%

Interquest South – 1.5%

Interquest Town Center – 1.5%

Park Union– 2.0% retail, 4.0% lodging, 1.0% construction activities (all for operations)

True North – 3.0% retail, service and hotel – 2% lodging, 2.5% motor fuel.

MW Retail – 3.0%

BOUNDARY CHANGES



- **Creekwalk Marketplace Inclusions Planned for 2025/2026**
- **Gold Hill North – Minor Exclusion in 2025**
- **Interquest North – 5-acre Inclusion in 2025**

5.25% PROPERTY TAX WAIVER



- Pursuant to C.R.S Section 29-1-1702, local government entities tax revenue cannot increase by more than the property tax limit. Limit of 5.25% began January 1st, 2025.
- Business Improvement Districts can either:
 - Enact a temporary property tax credit to prevent the revenue from exceeding the permitted amount or;
 - Temporarily reduce the mill levy imposed
- Due to constraints caused by this cap and the District's potential for reduced operations and maintenance funds, many Districts are seeking to waive this tax limit.
- The District's Board is posing this question to eligible electors through the official election process

BID WEBSITES

- **All 18 BID's have websites**



NEXT STEPS



October 28, 2025, Regular Meeting
Individual actions by motion

Limited option to postpone for one more meeting
Please provide any additional questions or concerns in advance of the October 28th meeting

Options for items on consent or hearing

QUESTIONS?

