

## 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 FILLED 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           | First & Main Business Improvement District                                                                                                                                                                                                                                                                                                           |
| General Location / Address | Generally located northeast of the intersection of N. Powers Road and S. Carefree Circle.                                                                                                                                                                                                                                                            |
| Acreage                    | Approximately 17.88 acres                                                                                                                                                                                                                                                                                                                            |
| Active Status / Purpose    | The ongoing and/or contemplated purposes of this District for 2026 include 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. The District owns certain street improvements. |
| Other                      |                                                                                                                                                                                                                                                                                                                                                      |

### CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

|                     |                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| District Manager    | CliftonLarsonAllen LLP<br>121 South Tejon Street, Suite 1100<br>Colorado Springs, CO 80903<br>719.635.0330                             |
| District Counsel    | Nicole R. Peykov<br>Spencer Fane LLP<br>1700 Lincoln Street, Suite 2000<br>Denver, CO 80203<br>303.839.3715<br>npeykov@spencerfane.com |
| District Accountant | Carrie Bartow, CPA<br>CliftonLarsonAllen LLP<br>121 South Tejon, Suite 1100<br>Colorado Springs, CO 80903                              |



## PLANNING DEPARTMENT

### Land Use Review

|                  |                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------------------------------------------------|
|                  | (w) 719-635-0300 x 77839<br>(f) 719-473-3630<br><a href="mailto:carrie.bartow@claconnect.com">carrie.bartow@claconnect.com</a> |
| District Auditor | BiggsKofford, PC<br>630 Southpointe Court, Suite 200<br>Colorado Springs, CO 80906<br>719-579-9090<br>(f) 719-576-0126         |
| District Website | <a href="https://www.firststandmainbid.com/">https://www.firststandmainbid.com/</a>                                            |

### ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

|                                                                |                                                                                                                                                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum Authorized Debt                                        | \$5,000,000                                                                                                                                    |
| Mill Levies (Current / Future):<br><br>Debt Service<br><br>O&M | Current Debt Service Mill Levy: 52.665; Future Debt Service Mill Levy: 53.703<br><br>Current O&M Mill Levy: 1.053; Future O&M Mill Levy: 1.074 |
| Public Improvement Fees (PIF)                                  | None.                                                                                                                                          |
| Alternative Revenue Sources                                    | Property tax revenue, specific ownership tax revenue, and intergovernmental revenue.                                                           |
| Outstanding Debt                                               | \$4,440,000, assuming the District makes any remaining applicable principal payments in 2025.                                                  |
| Planned Improvements                                           | None.                                                                                                                                          |
| Planned Debt Issuance                                          | None.                                                                                                                                          |



## PLANNING DEPARTMENT

### Land Use Review

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| Changes to the Board / Elections / Vacancies                                          | It is anticipated that the District's eligible electors will consider approval of the waiver of the 5.25% property tax limit as set forth in C.R.S. § 29-1-1702 at an election to be held on November 4, 2025. The District does not anticipate an election in 2026. |
| Planned Inclusions / Exclusions                                                       | None.                                                                                                                                                                                                                                                                |
| Major actions taken in current operating plan year (debt issuance, inclusion, etc...) | The District issued its Series 2025 Limited Tax General Obligation Bond in the principal amount of \$3,290,000 following City Council's approval via Resolution No. 47-25.                                                                                           |
| Changes in assessed valuation                                                         | Current AV for the 2024 Levy Year, 2025 Budget Year: \$3,760,860.<br><br>Preliminary AV for the 2025 Levy Year, 2026 Budget Year: \$4,429,050.                                                                                                                       |

### 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.

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| Bond Issuance | The District issued its Series 2025 Limited Tax General Obligation Bond in the principal amount of \$3,290,000. |
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## **PLANNING DEPARTMENT**

### **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](mailto:COSSpecialDistricts.SMB@coloradosprings.gov)

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