

Colorado Springs Clean & Safe Pilot Program

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July 7, 2025

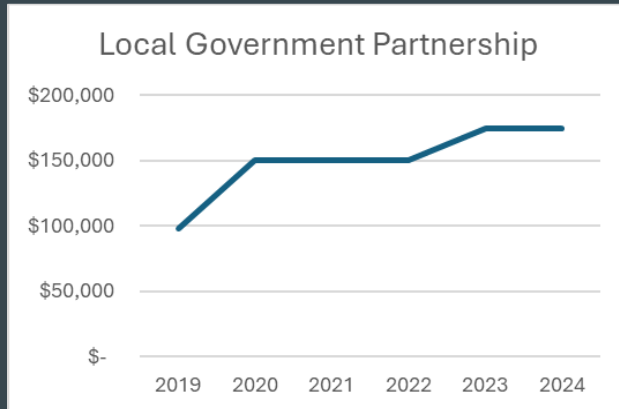
Background

- October 2024: Discovery Trip to Cincinnati
- November 2024: Johnna Reeder Kleymeyer White Paper & LART Pitch
- December 2024: Interim CEO onboards, overrun with complaints on this issue
- June 2025: Recommendation to launch a pilot program

Existing program

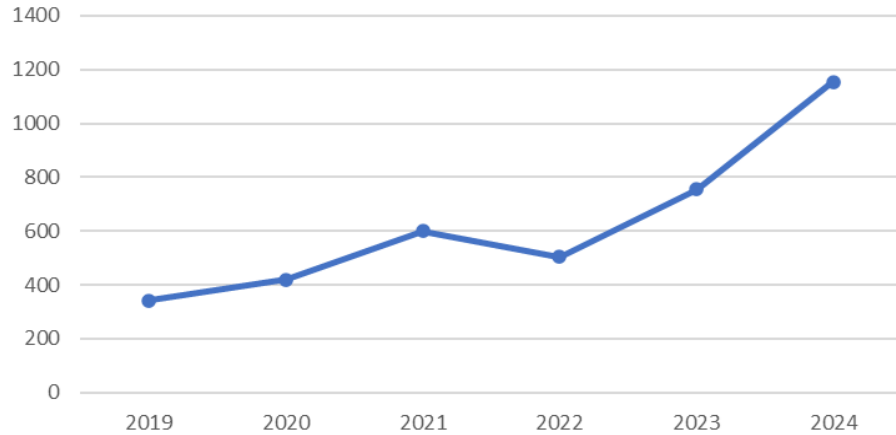
Greater Downtown COS Business Improvement District

- Supplemental Security (Mercurial)
- Sunday - Thursday, 10 - 6; Friday - Saturday 12 - 8
- Two security personnel on each shift
- Current funding from City = \$175,000
- No management fee paid to Downtown Partnership

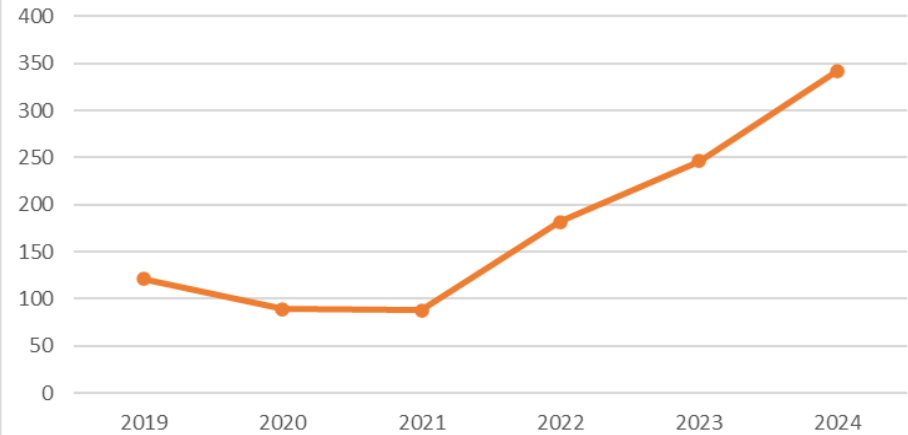


Existing programs

Disturbances

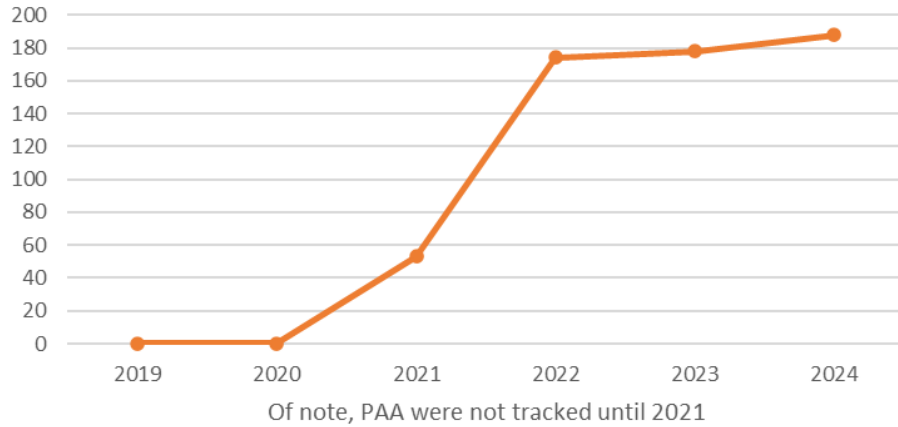


Merchant Requests for Assistance

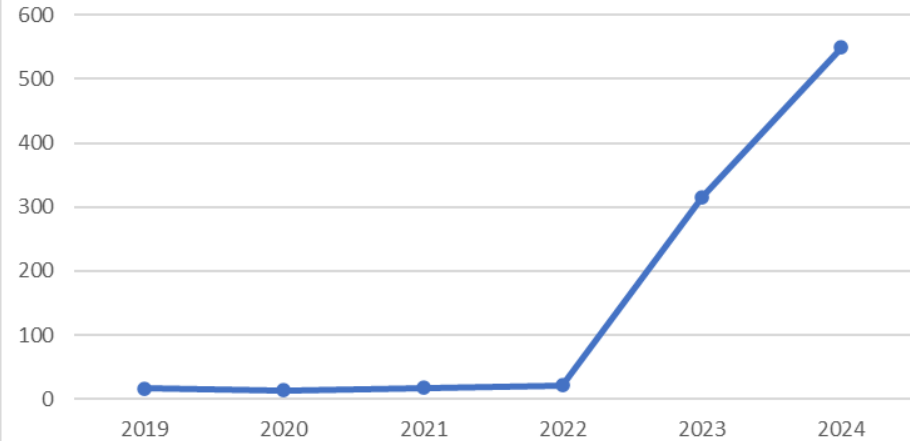


Existing programs

Pedestrian Access Act

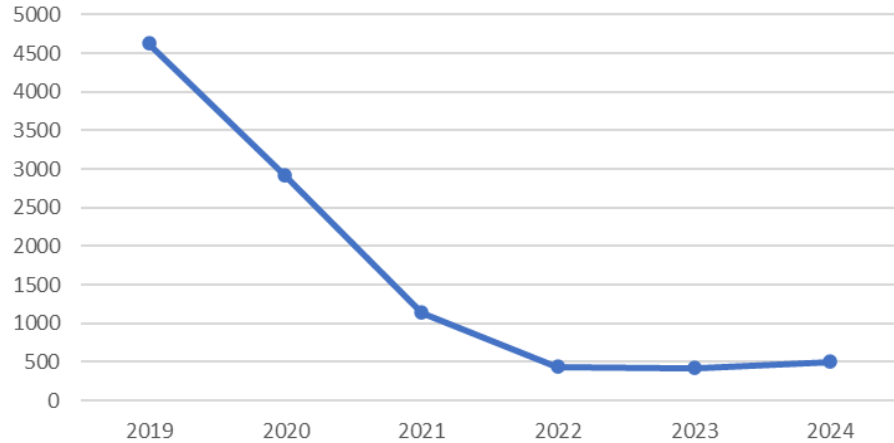


Vandalism

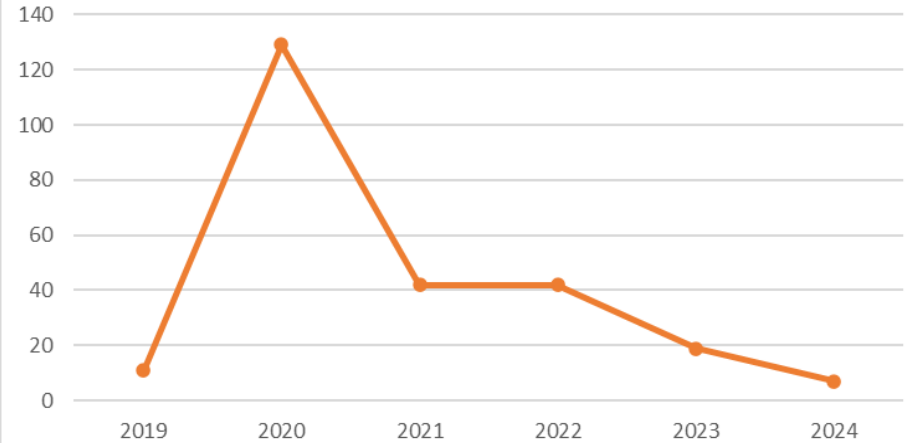


Existing programs

Interactions with Homeless Individuals

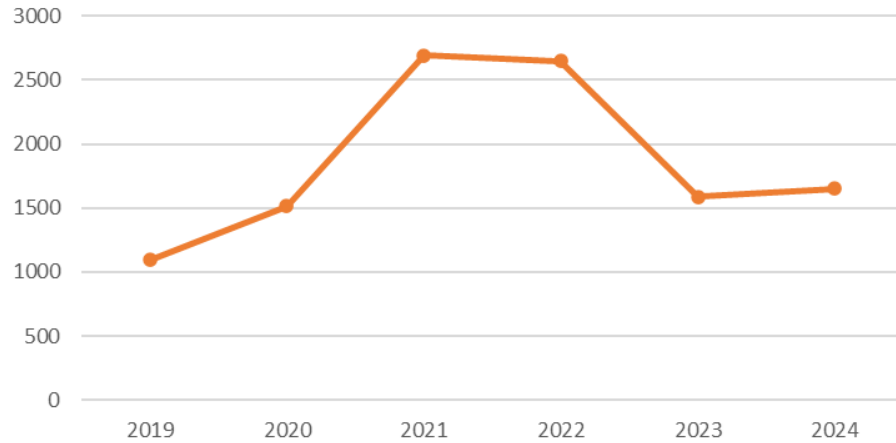


Camping

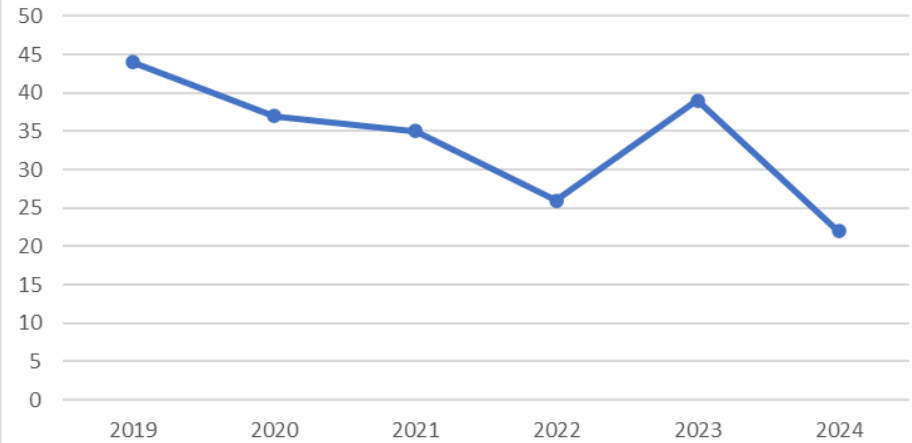


Existing programs

Tourist



CSPD Contact



Understanding the problem

	Sheltered			Unsheltered			Totals		
YEARS	2023	2024	+/-	2023	2024	+/-	2023	2024	+/-
Total Individuals	928	887	-4%	374	259	-31%	1,302	1,146	-12%
Families with children	400	451	+12%	3	0	-100%	403	451	+12%
Youth (18-24)*	90	92	+2%	13	21	+61%	103	113	+10%
Chronically Homeless	158	130	-17%	312	152	-51%	470	282	-40%
Veterans	76	67	-12%	39	22	-43%	115	89	-22%
Seniors (55+)	192	129	-32%	95	77	-19%	287	206	-28%
*While this category typically includes youth ages 16-24, data for individuals ages 16-17 is currently unavailable.									

254 individuals reported living with a serious mental illness

Despite reports that homelessness is down....

In the Greater Downtown Business District alone, disturbances, merchant requests for assistance, calls addressing the Pedestrian Access Act (sit & lie), and vandalism are all up since 2019.

Peer city programs

- Cincinnati
- Austin
- Minneapolis
- Reno

Peer city programs

Cincinnati



The Relationship Between DCID, 3CDC and DC

The Downtown Cincinnati Improvement District (DCID), Cincinnati Center City Development Corp. (3CDC), and Downtown Cincinnati (DC) are three distinct entities that work collaboratively to create a safe, welcoming and vibrant environment in Cincinnati's urban core. The diagram below shows the relationship between the three organizations, which are all working toward the same goal.



Special Improvement District

Funded through property assessments from owners with the District

Contracts with Provider to carry out Services Plan



Service Provider
Carries out Services Plan through subsidiary, Downtown Cincinnati



District Manager
Subsidiary of 3CDC that oversees day-to-day operations in the District

Peer city programs



Ambassador Staff = 28

Outreach Staff = 4.5

Critical Partners

- Cincinnati Police
- GeneroCity 513

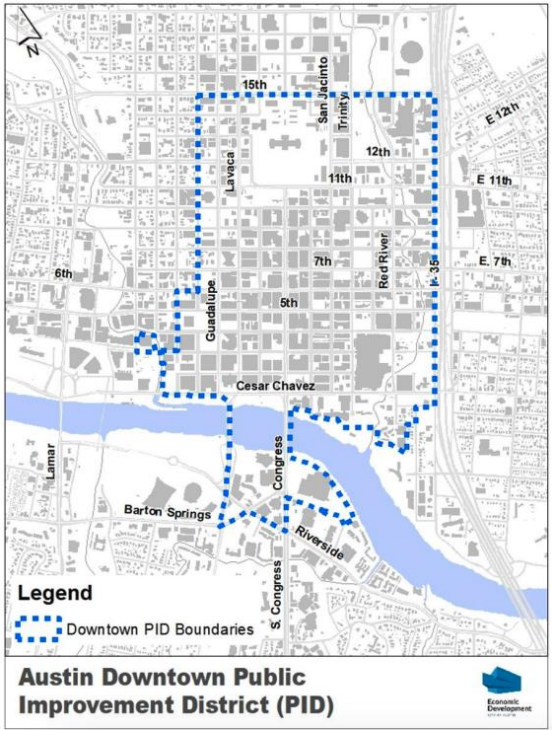
Revenue	2024 & 2025
Special Improvement District	\$ 3,400,000
Sponsorships, Grants, Cleaning Contracts	\$ 514,000
	\$ 3,914,000
Expenses	
Environment: Clean & Safe	\$ 2,324,000
Environment: Beautification	\$ 161,000
Environment: Generosity 513	\$ 465,000
Subtotal: Clean, Safe, Beautiful	\$ 2,950,000
Communications & Marketing	\$ 105,000
Stakeholder Services	\$ 53,000
Events	\$ 126,000
Legal, Insurance, Collection Fees	\$ 188,000
Personnel & Overhead	\$ 358,000
Reserve	\$ 134,000
Total	\$ 3,914,000

Peer city programs

Cincinnati

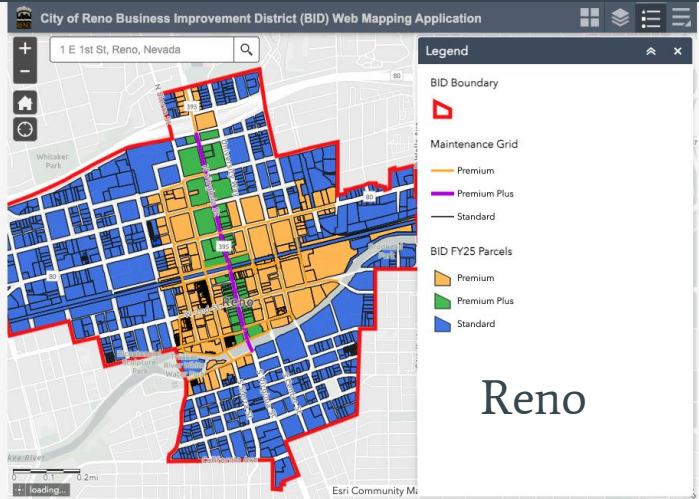
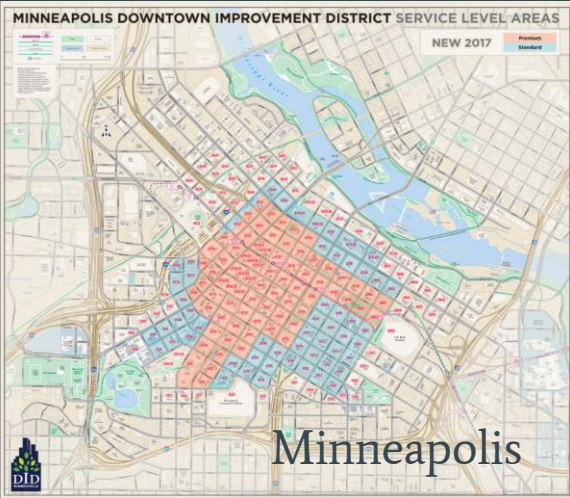


Austin



BID Map

Tucson



Reno

Peer city programs

	Austin	Cincinnati	Minneapolis	Reno
Total Revenue	\$ 14,056,494	\$ 3,914,000	\$ 8,692,934	\$ 3,725,000
Expenses				
Clean, Safe, Hospitality	\$ 7,754,000	\$ 2,324,000	\$ 4,558,976	\$ 2,825,000
Outreach, Homelessness	\$ 696,000	\$ 465,000	\$ 651,583	\$ -
Built Environment	\$ 456,000	\$ 161,000	\$ 1,075,450	\$ 192,000
Mobility	\$ 465,000	\$ -	\$ -	\$ -
Research	\$ 405,000	\$ -	\$ -	\$ -
Active Urbanism/Programs	\$ 1,349,000	\$ -	\$ -	\$ -
Marketing & Communication	\$ 1,385,000	\$ 231,000	\$ 180,963	\$ -
TIF	\$ -	\$ -	\$ -	\$ -
Administration	\$ 1,754,000	\$ 733,000	\$ 2,225,963	\$ 708,000
Total	\$ 14,264,000	\$ 3,914,000	\$ 8,692,935	\$ 3,725,000

*All are tied to their Downtown Partnership or Downtown Taxing District

*The vast majority of funding is from assessments

*Almost all have exempt properties (nonprofits & government buildings paying equivalent assessment

Why Can't the BID Do More

No staff

Contract for:

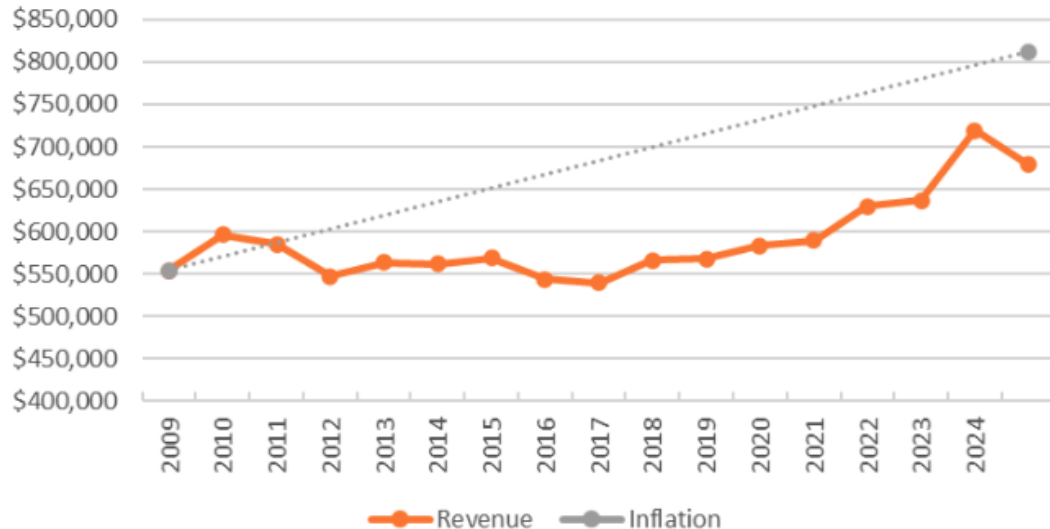
- Management
- Marketing
- Finances
- Cleaning
- Holiday Decor
- Irrigation / Landscaping
- Snow Removal
- Tree Light Repairs
- Non-police Private Security (pass through, no mgmt fee for DP)

Revenue	2025 Budget
Banner Income	\$ 17,500
Government Contracts	\$ 175,000
Tax Levy	\$ 616,913
Interest Income	\$ 25,300
Specific Ownership Tax	\$ 61,691
Total Revenue	\$ 896,404
Expenses	
Direct Overhead	\$ 62,827
Marketing	\$ 130,291
Public Space Management	\$ 556,697
Security	\$ 175,000
Total Expenses	\$ 924,815
Contingency	\$ 80,000
Net Income	\$ (108,411)

What about our special tax district

- Too small
- Not enough money, 38% exempt properties

BID Historical Revenue



What is the solution?

- More police?
- Enforcement?
- Housing?
- Additional shelters?
- We need more **data**

Why now?

- Colorado Springs is at a pivotal moment and **in need of leadership** on this issue
 - Impacting business and private investment decisions
 - Top concern raised during interim CEO period, from master plan update, and from Downtown businesses
 - Availability of Pat Rigdon, Bloomberg Harvard Fellowship, new Housing and Homelessness leadership
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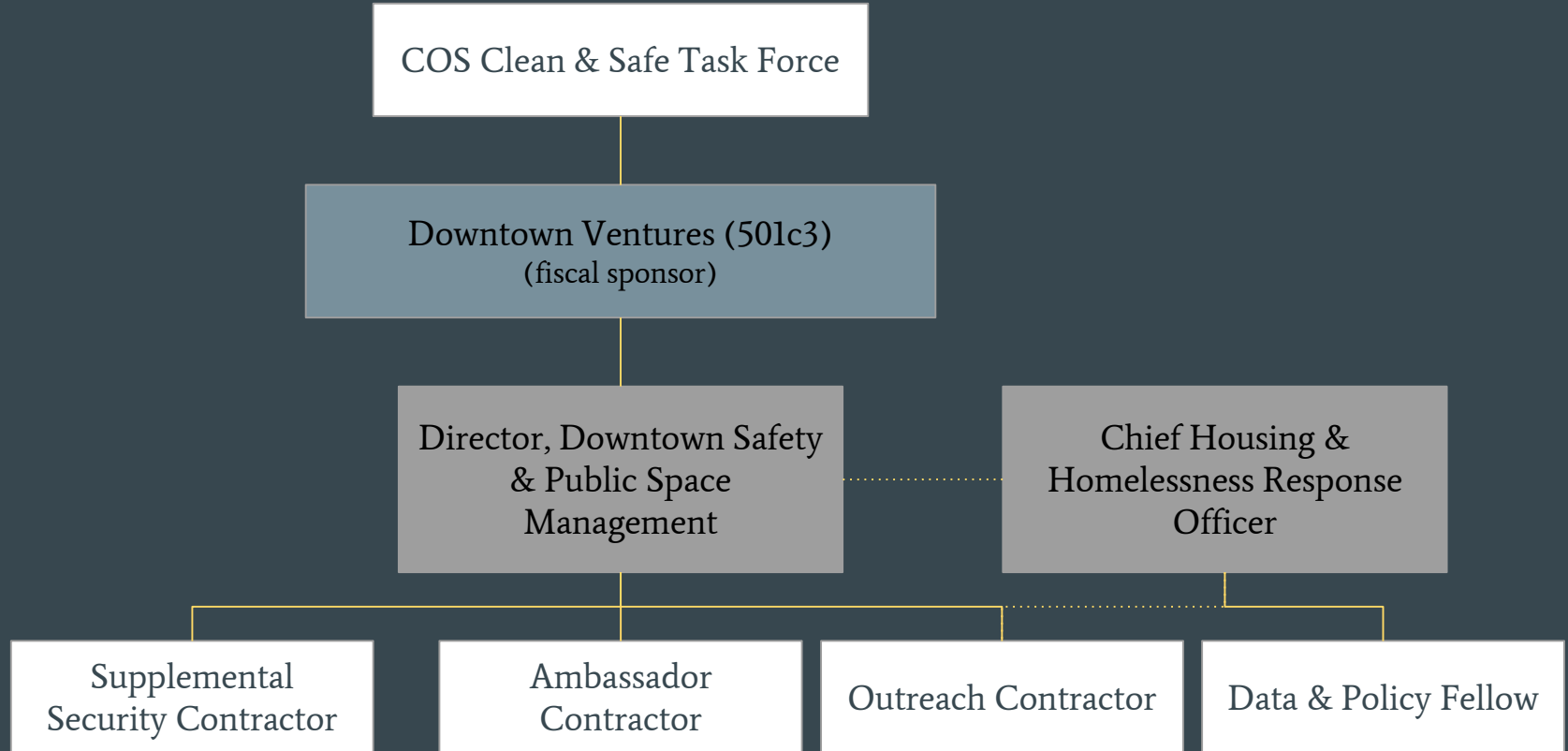
Opportunity

Implement a **19-month pilot** program designed to enhance the Downtown Colorado Springs experience for businesses, residents, and visitors by **creating a clean, safe, and welcoming** environment. Through a **coordinated, data-driven, and human-centered approach**, the program will address growing concerns around public safety, homelessness, and cleanliness in the Greater Downtown area. By fostering a more vibrant and inviting urban core and assuring positive experiences, this initiative **will encourage repeat visits, private investment, and boost economic activity supporting local businesses**, and generating a lasting positive economic impact for the City of Colorado Springs and Pikes Peak region as a whole.

Expand to cover entire DDA Boundary



Model



The Team



Pat Rigdon, Director

A retired law enforcement executive with 30 years of experience, Mr. Rigdon retired in 2022 at the rank of Deputy Chief. Mr. Rigdon owned a successful business downtown with his wife Kristy which they sold in early 2025.



Aimee Cox, CHHR

Aimee Cox has a 20-year track record building and running programs around housing and homelessness. She recently returned to Colorado Springs after serving as Chief Impact and Strategy Officer for the San Diego region's Regional Task Force on Homelessness.



Elizabeth Bliss-Burger

Elizabeth Bliss-Burger is a Research Assistant for the Bloomberg City Leadership Initiative. She will be working with Aimee Cox and the Housing and Homelessness Response Team conducting research and identifying best practices in data collection.

Preliminary budget

19-Month Pilot Program

Revenue	\$ 2,000,000
Expenses	
Clean & Safe	\$ 1,000,000
Outreach	\$ 500,000
Communications	\$ 60,000
Events	\$ 40,000
Administration DP	\$ 80,000
Legal, Insurance	\$ 40,000
Personnel	\$ 280,000
Total Expenses	\$ 2,000,000

*expenses based on estimated labor costs and percentages used on each category in peer markets

The ask

Financial	Task Force (Time)
\$1,000,000 Public	Downtown Partnership
\$1,000,000 Private <10	CEO, Chamber & EDC
<hr/>	Director, Housing and Homelessness Response
\$2,000,000 Total	Chief of Police, CSPD
	Private Funders
	CEOs Catholic Charities, Springs Rescue Mission

* for the entire 19-month period

Deliverables

The program will deliver **a cleaner, safer** Downtown.

Track:

- Merchant Requests for Service
- Officer Initiated Activities
- Disturbances
- Trespassing Situations
- Vandalism
- Pedestrian Access Act Violations
- Camping Violations
- Tourist Contacts
- Urban Transient Population Contacts
- Homeless Outreach Contacts

Program services will be **continuously evaluated and refined** to identify the most effective strategies for addressing the increasing challenges related to public safety, homelessness, and cleanliness.

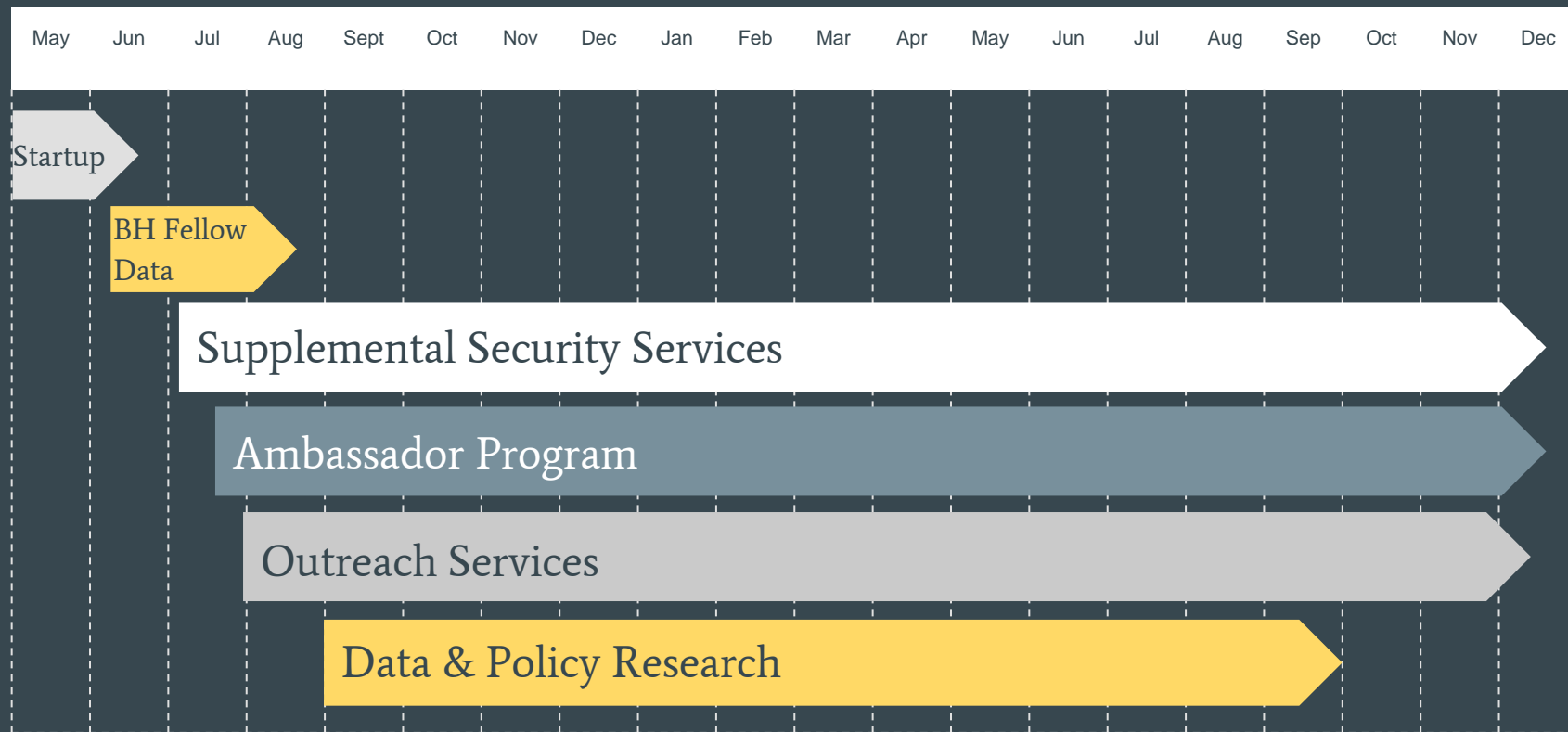
Outcome

Upon completion, the program will deliver data-driven recommendations to guide the development of a permanent initiative supported by sustainable, dedicated funding.

Options:

- Longer-term funding identified
- Spin out to separate organization
- Shut down

The timeline



Where We're at: Start Up

- Meeting with Businesses and Funders
- Onboarding and training
- Marketing and Communications Plan

Program Elements

- Supplemental Security
- Ambassadors
- Outreach Services



Supplemental Security

Currently, Downtown security consists of two security officers per shift, 8 hours per day, 7 days per week.

Presence will initially be increased as follows:

- Thursday through Saturday: Four (4) security officers per shift, 18 hours per day
- Sunday through Wednesday: Two (2) security officers, 16 hours per day

Launching early July

Ambassadors

Ambassadors will be trained, highly energetic, outgoing personnel who are very knowledgeable about Downtown and the Pikes Peak Region. They will provide a highly visible and clearly identifiable presence in the Downtown core during heavy tourist times, guiding visitors to dining, shopping, and area attractions through their knowledge of the area, providing maps as needed. Ambassadors will be equipped to handle light clean-up as they conduct their duties in addition to the daily early morning clean-up provided by the Business Improvement District.

Launching mid-July (4-6)

Outreach Services

There are currently a variety of service providers who provide disjointed outreach to those experiencing homelessness, addiction, and/or mental health crises in the Downtown area. These providers are responsible for the entire city footprint resulting in limited availability for areas with a high concentration of need. This program will provide personnel dedicated to outreach in the Downtown area working in coordination with security, ambassadors, and several programs through Colorado Springs Police and Fire Departments.

Launching in August With 2.5 FTE

State of Funding

2025

- ~\$600k secured for operations through the end of the year (DDA, VisitCOS, URA)
 - Open asks: \$525k+
 - Chamber: \$150k (June)
 - 3 private/other: \$375k+
 - Get us through April 2026 (\$250k from DDA in Jan)
-

2026

- Sources
 - \$1.5m LART
 - \$250k CSHF
 - URA

Other

- 5 asks for ~\$875k
- Housing and Homelessness
- Retail Marijuana Sales Tax

Merchant Quotes

Sam Eppley, owner
Sparrow Hawk Gourmet
Cookware

“I’m thrilled to see Downtown Partnership develop the Clean and Safe Program. I’ve been a Downtown street level business, and property owner since 1973. I understand and appreciate the need to keep the heart of the city a safe and clean space to live, work, and play. At this point we need additional resources to maintain the safety, cleanliness and vibrancy, for locals and visitors to Downtown. This program should be a great step forward, and I’m excited to see it evolve.”

Colorado Springs Clean & Safe Pilot Program

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Questions?