



PLANNING DEPARTMENT

Land Use Review

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	Greater Downtown Colorado Springs Business Improvement District	
General Location / Address	111 South Tejon Street, Ste 703, Colorado Spring CO 80903	
Acreage	Approx. 371 acres	
Active Status / Purpose	Public space management and consumer marketing	
Other		

CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

District Manager	Chelsea Gondeck / Interim CEO
District Counsel	Robert Gardner
District Accountant	Ana M. Valdez
District Auditor	BiggsKofford, P.C.
District Website	https://downtowncs.com/bid



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ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

Maximum Authorized Debt	None
Mill Levies (Current / Future): Debt Service O&M	5 mills for O&M, none for debt service
Public Improvement Fees (PIF)	N/A
Alternative Revenue Sources	Property tax, specific ownership tax, interest income and service fees.
Outstanding Debt	None
Planned Improvements	New tree lights for Tejon from Costilla to Cimarron.
Planned Debt Issuance	None
Changes to the Board / Elections / Vacancies	There are no planned elections, vacancies, or changes to the Board.
Planned Inclusions / Exclusions	N/A
Major actions taken in current operating plan year (debt issuance, inclusion, etc...)	N/A
Changes in assessed valuation	According to the Colorado Department of Local Affairs, Division of Property Taxation as of May of 2025 the residential assed value for El Paso County changed by 2.1% and the commercial assessed valued changed -.04%



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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.

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