



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	Briargate Center Business Improvement District	
General Location / Address	1605-1925 Briargate Parkway, Colorado Springs, CO 80920	
Acreage	Approximately 30 acres	
Active Status / Purpose	Active service debt and maintain improvements	
Other	Marketing-encourage business activity within the BID	

CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

District Manager	N/A
District Counsel	Timothy J. Flynn
District Accountant	Roberta Stake
District Auditor	Steve Dazzio
District Website	https://bcbid.specialdistrict.org/



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ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

Maximum Authorized Debt	\$35,615,000
Mill Levies (Current / Future): Debt Service O&M	Debt Service 26 O&M 13
Public Improvement Fees (PIF)	N/A
Alternative Revenue Sources	N/A
Outstanding Debt	\$1,622,000 GO and \$1,654,695 Special Assessment Revenue Bonds
Planned Improvements	None
Planned Debt Issuance	None
Changes to the Board / Elections / Vaccancies	None
Planned Inclusions / Exclusions	None
Major actions taken in current operating plan year (debt issuance, inclusion, etc...)	None District function is to service debt and maintain improvements changes in assist evaluation
Changes in assessed valuation	The BID's assessed valuation dropped \$3,953,920 from 2024 to 2025.



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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.

	NONE

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