



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	2025	
Name of District	Catalyst Campus Business Improvement District (the "District")	
General Location / Address	The District is generally located to the west of Wahsatch Avenue, east of S. El Paso Street, north of E. Costilla Street, and (aside from one parcel) south of E. Pikes Peak Avenue.	
Acreage	15.545 acres	
Active Status / Purpose	The financing, acquisition, construction, completion, installation, replacement, and/or operation and maintenance of certain services and public improvements allowed under Colorado law for business improvement districts	
Other	N/A	

CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

District Manager	N/A
District Counsel	Jennifer L. Ivey Icenogle Seaver Pogue, P.C. 4725 South Monaco Street, Suite 360, Denver, CO 80237



PLANNING DEPARTMENT

Land Use Review

District Accountant	Carrie Bartow and LaMont Harris CliftonLarsonAllen LLP 121 South Tejon Street, Suite 1100, Colorado Springs, CO 80903	
District Auditor	N/A	
District Website	https://ccmd-bid.specialdistrict.org/	

ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

Maximum Authorized Debt	\$90,000,000 (in aggregate for the District and the Catalyst Campus Metropolitan District Nos. 1 & 2)
Mill Levies (Current / Future): Debt Service O&M	Current: Debt Service: 0 mills; 0 & M: 0 mills Future: Debt Service: 50 mills (maximum); O & M: 0 mills (maximum)
Public Improvement Fees (PIF)	N/A
Alternative Revenue Sources	Facilities Funding and Acquisition Agreement and Reimbursement Agreement (Operations) [each between the District and the O'Neil Group Company, LLC
Outstanding Debt	The District has not issued any debt.
Planned Improvements	Walking paths and sidewalks, perimeter lighting, and security enhancements
Planned Debt Issuance	The District does not currently anticipate issuing debt in 2026.
Changes to the Board / Elections / Vacancies	Andrew Merritt and Robert Patterson were reelected to the Board on May 6, 2025 for terms ending in May 2029. Kevin O'Neil was appointed to the Board on September 11, 2025, for a term ending in May 2027.



PLANNING DEPARTMENT

Land Use Review

Planned Inclusions / Exclusions	The District does not currently have a timeline for inclusion and exclusion requests, but such requests may occur in the coming years as development within the District occurs
Major actions taken in current operating plan year (debt issuance, inclusion, etc...)	No such actions have occurred or are currently contemplated.
Changes in assessed valuation	The preliminary assessed valuation is \$5,563,810 for 2026, and the certified assessed valuation was \$4,429,060 for 2025.

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

	Not applicable.

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



PLANNING DEPARTMENT

Land Use Review

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