

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	MW Retail Business Improvement District	
General Location / Address	The District is generally located west of Marksheffel Road, south of East Woodmen Road, and north of Mountain Spurce Drive. Address: c/o Spencer Fane LLP 1700 Lincoln St, Suite 2000 Denver, CO 80203	
Acreage	18.6 acres	
Active Status / Purpose	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.	
Other	None.	

CONTACT INFORMATION

PLEASE FILL IN THE BELOW INFORMATION (AS APPLICABLE):

District Manager	None at this time
District Counsel	David O'Leary Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80120 Phone: (303) 839-3952 Email: doleary@spencerfane.com
District Accountant	Seef Le Roux, CPA CliftonLarsonAllen LLP 121 South Tejon, Suite 1100



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	Colorado Springs, CO 80903 Phone: (719) 284-7225 Email: seef.leroux@claconnect.com	
District Auditor	Chris Jorgensen BiggsKofford, P.C. 630 Southpointe Court, Suite 200 Colorado Springs, CO 80906	
District Website	https://www.mwretailbid.com/	

ANNUAL REPORT INFORMATION

PLEASE FILL IN THE BELOW (AS APPLICABLE):

Maximum Authorized Debt	\$10,000,000, not including refinancings.
Mill Levies (Current / Future): Debt Service O&M	The District imposed 0.000 mills for operations and maintenance expenses and 0.000 mills for debt service in 2025. In 2026, the District anticipates imposing 0.000 mills for operations and maintenance expenses and 0.000 mills for debt service. Current Debt Service Mill Levy: 0.000; Future Debt Service Mill Levy: 0.000 Current O&M Mill Levy: 0.000; Future O&M Mill Levy: 0.000
Public Improvement Fees (PIF)	The District will utilize revenues from a new, increased or expanded public improvement fee (PIF), however it has not imposed a PIF to date.
Alternative Revenue Sources	The District receives revenues derived from property taxes, developer advances, and will receive public improvement fees to support public improvement construction and existing bonds (when applicable).
Outstanding Debt	\$4,190,000
Planned Improvements	The District anticipates undertaking projects and construction of public improvements in 2026 and will maintain and operate existing public improvements.
Planned Debt Issuance	Depending on development activity and market conditions, the District anticipates issuing bonds in 2026 for the purpose of financing additional public improvements.
Changes to the Board / Elections / Vacancies	The District does not anticipate changes to the Board, an election, or any vacancies in 2026.



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Planned Inclusions / Exclusions	The District does not anticipate inclusions or exclusions in 2026.
Major actions taken in current operating plan year (debt issuance, inclusion, etc...)	The District anticipates that it will undertake projects and construction of public improvements in 2026.
Changes in assessed valuation	Current AV: \$2,290,770; Future AV: \$3,333,640

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	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



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30 S. Nevada Avenue, Suite 701
Colorado Springs CO 80903