

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

January 25, 2024 – Thursday – 2:00 p.m.

**MEMBERS PRESENT:** Chair - Carrie Geitner, El Paso County Commissioner  
Vice Chair - Todd Dixon, Mayor, Green Mountain Falls  
Brian Risley, Councilmember, City of Colorado Springs

**RBD STAFF:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Erin Garcia, Director of Finance  
John Welton, Deputy Regional Building Official – Inspections  
Gina LaCascia, Executive Admin Assistant/Commission Secretary

The Regional Building Commission meeting was conducted in a hybrid forum, allowing Commission members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

### **1. CALL TO ORDER: DETERMINATION OF A QUORUM**

### **2. ELECTION OF OFFICERS**

A motion was made by Brian Risley to re-elect Carrie Geitner as the 2024 Chair of the Regional Building Commission; seconded by Todd Dixon; the motion carried unanimously.

A motion was made by Todd Dixon to elect Brian Risley as the 2024 Vice Chair of the Regional Building Commission; seconded by Carrie Geitner; the motion carried unanimously.

### **3. CONSIDERATION OF THE DECEMBER 1, 2023 MEETING MINUTES**

A motion was made by Todd Dixon to **APPROVE** the December 1, 2023, Regional Building Commission Minutes as written; seconded by Brian Risley; the motion carried unanimously.

### **4. NEW BUSINESS**

#### **a) Colorado Springs Chamber & EDC Presentation**

Seth Pruett, EDC Director, Project Management, attended and presented in person. In 2023, EDC implored 123 projects, closing 10 of those projects. These included Boecore and Frontier Technology, Inc., among others.

EDC was directly involved in bringing approximately 2,200 jobs to the region and \$1.3 billion in capital investments for the next foreseeable eight years. EDC also conducted 113 business retention and expansion visits, which involved representing companies and communities to help overcome barriers make connections.

Currently, Mr. Pruett is working on 18 projects with the goal being to increase the percentage of closed projects as well as increasing the pipeline for 2024.

Devin Camacho, the Manager of Government Affairs also appeared in person to discuss the current legislative bills the Chamber is monitoring, as follows: (i) HB24-1007, which the Chamber is opposed to; it sets limits on residential occupancy; (ii) HB24-1057, Prohibit Algorithmic Devices Used for Rent Setting, which the Chamber is also opposed to; and House Bill 24-1052, which the Chamber supports. It concerns the reinstatement of an income tax credit to help income-qualified seniors afford housing. This is like the homestead exemption act.

Brian Risley shared his appreciation of the Chamber's efforts in making sure the State hears the voices of the people from one of the largest cities in Colorado.

b) Colorado Sunshine Act Requirement

***To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.***

Pursuant to the Colorado Sunshine Act, I, Todd Dixon, move that the Regional Building Commission meeting be held on the fourth Thursday of each month beginning at 2:00 p.m. in a hybrid forum: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually via a program accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Regional Building Commission meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at [www.pprbd.org](http://www.pprbd.org), and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of Pikes Peak Regional Building Department.

Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises; seconded by Brian Risley; the motion carried unanimously.

**5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING**

The next Regional Building Commission meeting date and time: Thursday, February 22, 2024, beginning at 2:00 p.m. The meeting will be conducted in a hybrid forum: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

**6. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA**

There were no public comments.

**7. ADVISORY BOARD REPORT**

Roger Lovell presented the Advisory Board Report of January 17, 2024. The City of Fountain has appointed Councilmember Cory Applegate to the Advisory Board. The Board conducted election of officers. Vince Colarelli was elected Chair for 2024, and Jeff Finn was elected Vice Chair for 2024. There was a presentation by the Chamber of Commerce and EDC, which was similar to today's presentation before this Commission.

**8. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS**

a) Financial Statement through December 31, 2023

Erin Garcia presented the Financial Statement for the month of December 2023, stating the operating cash balance ended at \$15,406,066 with a cash as a percentage of budget at 68 percent. The revenue for December was \$1,419,540; year-to-date revenue was down \$524,406, or 2 percent over the same time in 2022. Expenditures for the month of December were \$1,534,235; year-to-date expenses were down \$1,443,705, or 7 percent over the same time in 2022.

Ms. Garcia indicated total revenue for 2023 was 91 percent of the budget, and expenses for 2023 were 84 percent of budget. The net loss for December 2023 was \$114,695, bringing the year-to-date net income to \$1,609,036.

b) Building Report through December 31, 2023

John Welton presented the Building Report for the month of December 2023. A total of 180 single-family permits were issued with a total valuation of \$91,438,386. A total of 13 commercial permits were issued with a total valuation of \$51,498,840.

Mr. Welton stated there were 6 projects permitted with valuations over \$3,000,000 in December 2023.

c) Plan Report through December 31, 2023

Roger Lovell presented the Plan Report for the month of December 2023. There were 261 single-family plans submitted, an increase of 172 percent. A total of 67 new commercial and multi-family plans were submitted, an increase of 103 percent for the month of December. Total plans for the month were up 39 percent compared to December 2022.

For 2023, 80 percent of plans were submitted electronically and 82 percent for December.

Solo reviews for the month of December 2023 were 3,121, a decrease of 10 percent; the walk-through reviews for the month of December were 679, an increase of 39 percent. The total reviews for the month of December were down 4 percent from December 2022.

Brian Risley asked if Mr. Lovell knew why the Department was experiencing the increase during December 2023 regarding new single-family plans since usually there is less activity during the month of December. Mr. Lovell speculated that it may be attributed to increased walk-in traffic and sales during the fourth quarter of 2023.

d) Inspection Report through December 31, 2023

John Welton presented the Inspection Report for December 2023. There were 21,297 inspections completed by 65 fulltime field inspectors with an average of 21.7 inspections per day and an average time per inspection of 18.5 minutes with 19 workdays for the month of December 2023.

A total of 286,524 inspections were conducted in 2023 with 65 fulltime field inspectors versus 344,720 inspections in 2022 with 71 fulltime field inspectors. The 2023 year finished with 8,868 apartment units still under construction which will keep the inspectors busy over the coming months.

e) Greg Dingrando, the Department's Public Information Officer, presented the Commission with a year-to-date PowerPoint presentation which included 2023 highlights, numbers, and maps. A few notable highlights of 2023 include housing construction slowed for the second straight year; new multi-family projects dropped significantly, while the number of units completed sky rocketed; new commercial plans submittals increased; reroof permits spiked; and, the Department successfully navigated the Code change effective June 30, 2023.

The Department issued 2,665 single-family permits and 402 new commercial permits in 2023 versus 3,605 single-family permits and 533 new commercial permits in 2022. The year 2023 had the fewest number of single-family permits since 2014.

In 2023, 2,248 new apartment units were permitted, with 8,858 units still under construction by the end of 2023. A total of 3,058 apartment units were completed in 2023.

Notable commercial projects for 2023 include the Colorado Springs Airport renovations with a valuation of \$14.2 million; Entegris with a \$115 million valuation; Hunter Apartments with a valuation of \$53 million; and the Sunset Amphitheater with a valuation of \$24 million. For 2023, total valuation was approximately \$3.5 billion.

In 2023, a total of 13,795 plans were submitted, a decrease of 9 percent compared to 2022. A total of 2,814 single-family plans were submitted, a decrease of 16 percent; 7,647 plans for residential alterations were submitted, a decrease of 10 percent; 419 new commercial plans were submitted, an increase of 7 percent and the highest number of plans since 2007; a total of 93 multi-family plans were submitted, an increase of 24 percent; and 1,888 plans for commercial alterations were submitted in 2023.

The Department conducted 286,524 inspections in 2023, a decrease of 16 percent compared to 2022. With 65 inspectors, the Department averaged 1,146 inspections per day with a daily average of 19 inspections per inspector. Mr. Dingrando indicated that the inspection department traveled approximately 1.2 million miles in 2023.

Mr. Dingrando concluded by confirming the Department continues to maintain the lowest fees in the State of Colorado for single-family homes based on a valuation of \$500,000. The Department also continues to maintain the second lowest fees for commercial construction in the state, second to Pueblo.

## **9. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

## **10. COMMISSIONER REPORT(S) OR COMMENT(S)**

Brian Risley asked if the recent moratorium implemented by the Town of Monument regarding not accepting new development plan applications, and not knowing when the moratorium will be lifted, would impact the Department. Mr. Lovell indicated that he anticipates the impact to the Department to be minimal as the Department is responsible for eight jurisdictions with the majority of permit activity in El Paso County and the City of Colorado Springs.

## **11. FUTURE AGENDA ITEM REQUESTS**

Chair Geitner requested that The Pikes Peak Promise be added to the Building Commission agenda with a future date to be determined. She indicated this is a project that is very important for the community, and the Commission might want to be involved.

**12. EXECUTIVE SESSION REQUEST**

There were no Executive Session Requests.

**13. ADJOURN**

The Regional Building Commission meeting adjourned at 2:58 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

PPRBD meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.