

MEMO

February 27, 2024

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official

Subject: 2023 End of the year report, City of Craig.

Valuations:

Valuations are determined from the estimated total cost of the building project.

The valuations for city projects, for the year of 2023, are on the higher end of average for the years prior. Commercial renovations in the city had the greatest impact with a total valuation of \$4,953,153. The largest project was the expansion of Craig Storage (\$1.6 million valuation).

The county had an overall evaluation that was almost as much as last year at over \$6 million. However, \$2.7 million was for the Yampa Valley Electric Solar project. Which the permit fees did not reflect the increase due to the state cap on solar permit fees.

Permits:

The city and county both had an average year for permit totals. In the city, less backflow preventers were permitted which accounts for the decrease. The city saw an increase in residential/commercial building permits and manufactured homes. The county saw decreases in almost all permit categories compared to 2022.

Fees Received:

The city saw a 39% increase in fees received with \$42,337 more than last year. The county saw about a 35% decrease in fees received totaling \$27,049 less than last year. Mainly due to less homes being built in the county. I believe high building costs and high interest rates have hindered some people's ability to build a home at this time.

Inspections:

A substantial increase was seen in inspection count, 178 more inspections than 2022 for a total of 1,122. Since 2020 the inspection total has continued to increase each year by a substantial margin. The increase was most prevalent in the city, although the county did see a slight increase.

New Homes:

There was a slight dip in the number of new homes in 2023. The standouts were the decrease in stick-built and manufactured homes in the county. On the flip side, the city saw a large increase in manufactured homes. Most of these homes were replacing existing manufactured homes that were vacant.

Property Maintenance

2023 has continued to see a need for property maintenance with 5 previously condemned properties being or are in the process of being cleaned up. 9 properties remain condemned at this time due to lack of utilities or structural damage making the property inhabitable.

The most notable properties that are in the process of being rehabilitated is 1046 School St. and 727 Tucker St. The property at 1046 School St. had been a constant drain on the Building and Police Department for quite some time. It was condemned due to no utilities being active, but then last year with all the snow, the roof collapsed on the home. It was sold to a local contractor looking to restore the home and it will then be put on the market for sale. The contractor has already removed the roof system and replaced it with new engineered trusses and metal roofing. New window and doors will be installed shortly, and hopefully be back on the market this summer once the interior is renovated.

727 Tucker St. is a six-plex that has also been a blighted property since a fire damaged a portion of it several years ago. It has been purchased by a gentleman that has a local contractor lined up to repair and renovate the building starting next month. (The city's abatement fund paid \$3,192 for the asbestos test.)

Below is a list of other blighted properties that had either been vacant and or collapsed under the snow load last winter:

1. **662 Conner Dr.** New owner removed multiple dumpsters of junk and garbage, removed an old collapsed mobile home, and will have a new 2024 HUD home set within the next month or so. (The city's abatement fund paid \$1,992 for the asbestos test.)
2. **660 Conner Dr.** The same person has removed a collapsed mobile home and large amounts of junk and garbage on this lot as well. A new 2024 HUD home is ordered and will be placed later this year. (The abatement fund paid \$1,704 for the asbestos test.)
3. **2320 Crockett Dr.** The new owner removed a manufactured home that was destroyed by fire and installed a newer HUD home.

4. **430 E 4th St.** Old manufactured home that had collapsed from snow last year was removed.
5. **738 Breeze St.** Two car garage that collapsed from snow last year was demoed and replaced with new garage.
6. **1133 Breeze St.** Two car garage that collapsed from snow last year was demoed and is in the process of being replaced with new garage.
7. **999 E 7th St.** Two car garage that collapsed last year was demoed and replaced with new garage.

The city spent a total of \$6,888 for the asbestos test on three properties. Fortunately, those three properties along with the others listed above have existing or new owners who have abated or repaired the properties, or are in the process of doing so.

There are several other residential and commercial properties that I intend to work on this year, unfortunately a couple of them have a large amount of asbestos that will need abated.