



**BOARD OF PUBLIC WORKS & SAFETY & STORMWATER BOARD**  
**MINUTES OF THE FEBRUARY 8, 2024 REGULAR MEETING**  
*Convened in the Goshen Police & Court Building, 111 East Jefferson St., Goshen, Indiana*

**Present:** Mayor Gina Leichty, Mike Landis, Orv Myers, Mary Nichols, and Barb Swartley

**Absent:**

**CALL TO ORDER:** Mayor Gina Leichty called the meeting to order at 4:01 p.m.

**REVIEW/APPROVE MINUTES:** Mayor Leichty presented the minutes of the Feb. 1, 2024, Regular Meeting as prepared by Clerk-Treasurer Aguirre. Board Member Barb Swartley moved to approve the minutes as presented and the motion was seconded by Board Member Mike Landis. The motion passed 5-0.

**REVIEW/APPROVE AGENDA:** Mayor Leichty presented the agenda as submitted by the Clerk-Treasurer. Board member Swartley moved to accept the agenda as submitted. Board member Landis seconded the motion. The motion passed 5-0.

**1) Legal Department request: Approve Resolution 2024-05, Service Delivery Agreement for 2024 Elkhart County Drug-Free Community Funds**

City Attorney Bodie Stegelmann told the Board that Resolution 2024-05, if passed, would approve the terms and conditions of a Service Delivery Agreement between the Elkhart County Board of Commissioners and the Goshen Police Department for 2024 Elkhart County Drug-Free Community Funds and would authorize the Mayor to execute the agreement on behalf of the City.

Stegelmann said the Police Department was awarded \$42,803 in grant funding that will be used for the purchase of equipment to analyze suspected illegal substances and provide officer training in the use of the equipment.

Swartley/Landis made a motion to pass and adopt Resolution 2024-05, *Service Delivery Agreement for 2024 Elkhart County Drug-Free Community Funds*. Motion passed 5-0.

**2) Legal Department request: Approve and authorize the Mayor to execute the agreement with Aquascapes of Michiana for the 2024 maintenance of the downtown fountain at a cost of \$3,100**

City Attorney Bodie Stegelmann told the Board that attached the agenda for approval and to authorize Mayor Leichty to execute was an agreement with Aquascapes of Michiana for the 2024 Downtown Fountain Maintenance. She said Aquascapes of Michiana will be paid \$3,100 for this service.

Under the terms of the agreement, Aquascapes will provide bi-weekly maintenance of the fountain, including a total of 14 visits, emptying the skimmer or intake bay, checking the pump intake for proper flow, trimming spent plant blooms and dead-head plants and maintaining the automatic dosing system and water treatment for the season.

Swartley/Landis made a motion to approve and authorize Mayor Leichty to execute the agreement with Aquascapes of Michiana for the 2024 Downtown Fountain Maintenance at a cost of \$3,100. The motion passed 5-0.

**3) Engineering Department request: Approve the one day partial closure of Reynolds Street**

City Director of Public Works & Utilities Dustin Sailor told the Board that Infrasource, NIPSCO's gas main contractor, has requested permission to close Reynolds Street, just east of 10th Street, during the day sometime between Monday, February 12 and Thursday, Feb. 15, 2024. Advance notice will be provided.

Sailor indicated the closure will simplify installation of the new gas main across Reynolds Street, reducing the duration of lane restrictions at the intersection of 10th Street and Reynolds Street.



Sailor indicated all appropriate traffic control devices will be utilized. Infrasource is requesting this road closure as part of the NIPSCO gas main relocation for the Tenth Street Reconstruction project. The road closure is being coordinated with Goshen Community Schools and Gleason Industrial Products.

**Swartley/Landis made a motion to approve the daytime closure of Reynolds Street, just east of 10th Street, one day between the dates of Monday, February 12 and Thursday, February 15, 2024. Motion passed 5-0.**

**4) Engineering Department request: Extend lane restrictions on 10th, Plymouth and Reynolds streets and daytime parking restrictions along 10th Street until March 29, 2024**

**City Director of Public Works & Utilities Dustin Sailor** told the Board that NIPSCO Gas has requested permission to extend the daytime lane restrictions on 10th Street, including lane restrictions at the intersections of Reynolds Street and Plymouth Avenue, until Friday, March 29, 2024.

**Sailor** said NIPSCO's contractor experienced delays due to weather and complications with existing utilities. Flaggers will maintain two-way traffic. Appropriate traffic control devices will be utilized. NIPSCO is requesting the lane restrictions to complete planned gas main relocation for the Tenth Street Reconstruction project. Access for Gleason Industrial Products will be maintained. Parking will be restricted along 10th Street during the work.

**Swartley/Landis made a motion to approve the lane restrictions on 10th Street, Plymouth Avenue, and Reynolds Street, and approve daytime parking restrictions along 10th Street until March 29, 2024. Motion passed 5-0.**

**Privilege of the Floor (opportunity for public comment for matters not on the agenda):**

**Mayor Leichty** opened Privilege of the Floor at 4:07 p.m. There were no comments.

At 4:07 p.m. Mayor Leichty recessed the Board of Public Works and Safety meeting and opened public hearings to review orders of the City of Goshen Building Commissioner for four Goshen properties.

#### **CITY BOARD OF PUBLIC WORKS & SAFETY PUBLIC HEARINGS:**

**4:00 p.m., February 8, 2024**

**Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana**

**Members: Mayor Leichty, Mike Landis, Orv Myers, Mary Nichols, Barb Swartley**

**5) Review of the Order of the City of Goshen Building Commissioner for 208 Queen Street (Ronald E. Davidhizar or Leopoldo Mendoza, property owner)**

**At 4:07 p.m., Mayor Leichty convened a hearing to consider the Order of the City of Goshen Building Commissioner for 208 Queen Street (Ronald E. Davidhizar or Leopoldo Mendoza, property owner).**

#### **BACKGROUND:**

In a Feb. 5, 2024 memorandum to the Board, **Assistant City Attorney Don Shuler** wrote that an unsafe building review hearing was previously scheduled for the property located at **208 Queen Street**, Goshen, for Dec. 11, 2023. However, at a Board meeting on Dec. 4, 2023, the Board was informed that the property would be one of several to be included in an auction on Jan. 27, 2024.

So, the Board continued the hearing until Jan. 29, 2024 to permit the auction to occur. Subsequently, the hearing was rescheduled to Feb. 8, 2024 to accommodate the Board's new meeting schedule.



Shuler indicated that the City has been advised that the property has been sold at the Jan. 27, 2024 auction to **Leopoldo Mendoza** and that the closing for the sale has occurred or will occur in the near future.

Attached to Shuler's memorandum was an Order of the City of Goshen Building Commissioner dated Nov. 3, 2023 requiring demolition, and a Certificate of Issuance of Service. The Board needed to conduct a hearing to review the Order of the Building Commissioner.

Shuler wrote that the **Building Department, based on the completed sale and discussions with the purchaser, was recommending that the Board modify the Order of Building Commissioner. Instead of affirming the demolition order, the Building Department was asking that the Board order that the unsafe structure on the property either have substantial progress made on repairs or be demolished within 90 days.**

In his Nov. 3, 2023 Order, City of Goshen Building Commissioner Myron Grise notified Ronald E. Davidhizar, the owner of 208 Queen Street, that he was in violation of the City of Goshen Neighborhood Preservation Ordinance, codified in Goshen City Code § 6.3.1. The order was based on an Oct. 18, 2023 City inspection.

**Building Commissioner Grise identified the following City Code violations in his Nov. 3, 2023 Order:**

1. **The heating and mechanical system at the residential structure is inoperable**, a violation of Section 6.3.1.1.(a).
2. **The plumbing system at the residential structure is inoperable**, a violation of Section 6.3.1.1.(a).
3. **The electrical system at the residential structure is inoperable**, a violation of Section 6.3.1.1.(a). The electrical panel has been tampered with and there are areas inside the structure with exposed and damaged electrical wires.
4. **The residential structure is vacant and not secured**, a violation of Section 6.3.1.1.(ff). The structure has no doors on its exterior, permitting unauthorized access by people and animals.
5. **The windows have not been kept in good repair** and are not weather tight and rodent proof, a violation of Section 6.3.1.1.(d). All windows have been broken and there is broken glass throughout the residential structure.
6. **The ceilings have not been kept in good repair**, a violation of Section 6.3.1.1.(b). Areas of the ceiling have collapsed.
7. **The walls have not been kept in good repair**, a violation of Section 6.3.1.1.(b). Areas of the walls have collapsed, other walls have holes all the way to the outside exposing the structure to weather damage and rodents entering the property.
8. **The floors have not been kept in good repair**, a violation of Section 6.3.1.1.(b). There are areas of the floor that have begun to collapse and are not able to support the proper load required.
9. **The residential structure has not been kept weather tight, making the foundation system incapable of supporting all nominal loads**, a violation of Section 6.3.1.1.(b). The structural members of the structure have been damaged by weather to the extent that it has compromised the structural integrity of the structure.
10. **The residential structure is in likely to partially or completely collapse as a result of deterioration**, a violation of Section 6.3.1.1.(r). The floors, walls, and ceilings are detached from each other. The house is leaning and in danger of total collapse.
11. **Portions of the residential structure are likely to fail and collapse**, a violation of Section 6.3.1.1.(p). There are severe cracks in the walls, ceiling, and floors as they have detached from each other. The entire house is beginning to sag. Several portions of the house have begun to collapse due to consistent exposure to weather; structural members have become water damaged to the extent they have lost their structural integrity.

**Building Commissioner Grise concluded the property was unsafe within the meaning of Indiana Code § 36-7-9-4(a)(1), (2), (5), and (6). And because of the listed violations, the property was unsafe, a fire hazard, dangerous to person or property, unfit for human habitation, and threatened the "life, health, property and safety of the public." The property owner was ordered demolish the structure on or before Dec. 6, 2023. The Board of Public Works and Safety needed to conduct the hearing and affirm, rescind, or modify the Building Commissioner's Order and determine what action to order concerning the property.**



Along with hearing evidence, questioning witnesses, reviewing the record and making findings, the **Board had the option of affirming the Building Commissioner Order (if it agreed with demolition), rescinding the Order (if property violations had been fixed), or modifying the Order (if it believed that the property could be fixed). It could also postpone the hearing to a future date.**

Before the meeting began, **City Building Inspector Travis Eash** distributed to Board members a 15-page memorandum and report, dated Feb 8, 2024, about **208 Queen Street**, which included photographs of the property showing its condition as of an Oct. 18, 2023 inspection. The memorandum documented alleged code violations and the poor condition of the home that Eash wrote made it "uninhabitable and unsafe." (EXHIBIT #1)

**SUMMARY OF FEB 8, 2024 HEARING ON THE ORDER OF THE CITY BUILDING COMMISSIONER FOR 208 QUEEN STREET (RONALD E. DAVIDHIZAR OR LEOPOLDO MENDOZA, PROPERTY OWNER) AND THE BOARD'S ACTION:**

**Assistant City Attorney Don Shuler** said the first property to be reviewed was at 208 Queen Street and was the subject of a Nov. 3, 2023 demolition order from the City of Goshen Building Commissioner. He provided background on the property, its condition and the status of the property's ownership.

**Mayor Leichty swore in City Building inspector Travis Eash to give truthful testimony.**

**Eash** read a memorandum he circulated to the Board before the meeting. Reading from it, he stated: "My initial inspection of the property at 208 Queen Street was conducted on Oct. 18, 2023. The photos from that inspection are attached. And to my knowledge, the property is still in this same relative condition it was at that inspection.

"While conducting my inspection, I witnessed multiple violations, in which several of those have made the structure unsafe. Most notably, the structure is starting to lean and in danger of collapse. The property is not weather tight or secured. And several areas have begun to collapse and the integrity of the structure has been compromised."

**Eash** continued, "There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout property and missing doors are allowing the property to be accessible to vagrants and the house has become a target for squatters and vandals. The last time any permits were pulled on this property was in 2015. The last certified rental inspection was in January 2008 and the last billed water usage was in April 2009.

**Eash** concluded, "This property was part of an auction on Jan. 27, 2024 and has changed owners since the initial inspection. The Building Department wants to make sure the property is bought up to code and compliant with the 2020 Indiana Residential Code. And our recommendation is that the Building Commissioner's Order be adopted and that the new owner is given 90 days to improve the property significantly or if not, we come back for a demolition."

**Mayor Leichty** asked if the Building Department was seeking specific repairs to suspend demolition.

**Eash** said the new owner would have to pull permits to make substantial repairs, including improving its structural integrity, making it safe, and making it secure and having a plan for the repairs. He said because of the scope of work, there should be significant repairs in 90 days.

**Mayor Leichty swore in Leopoldo Mendoza, the new property owner, to give truthful testimony. She also swore in Mendoza's Spanish-to-English language translator, Melchor Mendoza.**

Speaking through his translator, **Leopoldo Mendoza** said he understands the home at 208 Queen Street needs major repairs. He said the walls, the electrical and plumbing systems will all be repaired and it will be a complete remodeling. However, he said 90 days may be too short a time frame because of the extent of the remodeling.

**Mendoza** said he would begin work by tearing out the interior and after that, work would begin on the exterior of the home. He said that's all he could say at this time.

**Mayor Leichty** asked if the foundation issues would be addressed in the initial 90 days. **Mendoza** said he will be able to assess the degree of the foundation problems after demolishing the interior.



**Board member Swartley** asked if the owner was aware of the fact that the City wants significant progress within 90 days. She said the home needs to be made safe to walk into and secure from trespassing. **Leopoldo Mendoza** responded that he was aware of problems in the home and the 90-day deadline and was anxious to complete the paperwork so they could begin work.

**Board member Landis** said that because the home is under a 90-day demolition order, if the wrong work is done first, City staff may determine that not enough progress is being made and that would be a waste of time. He suggested that the most serious problems be addressed first. **Mendoza** said he was aware of the demolition order.

**Mayor Leichty** asked **Travis Eash** if there were specific repairs that he would prefer **Mendoza** make first. **Eash** said **Mendoza** should focus on making the home structurally sound, starting with the foundation work. He also said the home should be boarded up and made secure.

**Mayor Leichty** said she was glad **Mendoza** was making this investment in the community. She said the goal of encouraging the former property owner to sell was to give new owners the opportunity to make investments in these properties. She said the City would be having additional meetings with **Mendoza**, and it would be good for him to return to the Board of Public Works and Safety at least monthly and give updates on what's happening, so there's no surprises at the end of 90 days.

**Mayor Leichty** swore in **Craig B. Blough**, a licensed real estate broker and auctioneer for **Bartel & Company**, to give truthful testimony.

**Blough** said this property was auctioned Jan. 27, 2024. He said he wanted to clarify that the **Mendozas**, who have been referred to as the new owners, have yet to take title to the property. He said that should happen after a property lien issue has been resolved. He said with the exception of 208 Queen Street and 702 N. 6<sup>th</sup> Street, all of the other properties auctioned Jan. 27 have closed. **Blough** added that **Mendoza** is eager to get to work on the property but has been awaiting the title to the property.

**Mayor Leichty** asked if the lien issue would affect the timing of the necessary repairs.

**Assistant City Attorney Shuler** responded that he expected the lien issue should be resolved within a week. He said the 90-day repair period will begin once the new owner has been served with the Board's order. He said the City will likely give some flexibility to **Mendoza** as long as repairs are being made.

**Shuler** clarified the necessary motion and **Mayor Leichty** recommended a requirement that **Mendoza** provide an update on his progress in 45 days.

**Swartley/Landis** made a motion to adopt the violations listed in the City Building Commissioner's Order for 208 Queen Street as the Board's findings, that those violations make the structure an unsafe building, that the general condition of the building warrants demolition, but that the property can be repaired, and that the new owner within 90 days either make substantial progress on the repairs to the unsafe building or demolish the unsafe building and that new owner return to the Board on March 28, 2024 to give an update on what's happening on the building. The motion passed 5-0.

6) Review of the Order of the City of Goshen Building Commissioner for 321 West Oakridge Avenue (Ronald E. Davidhizar or Gabriel Alvarez, property owner)

At 4:26 p.m., Mayor Leichty convened a hearing to consider the Order of the City of Goshen Building Commissioner for 321 West Oakridge Ave. (Ronald E. Davidhizar or Gabriel Alvarez, property owner).



**BACKGROUND:**

In a Feb. 5, 2024 memorandum to the Board, **Assistant City Attorney Don Shuler** wrote that an unsafe building review hearing was previously scheduled for the property located at **321 West Oakridge Avenue**, Goshen, for Dec. 11, 2023. However, at a hearing on Dec. 4, 2023, the Board was informed that the property would be one of several to be included in an auction on Jan. 27, 2024.

So, **Shuler** wrote that the Board continued the hearing until Jan. 29, 2024 to permit the auction to occur. Subsequently, the hearing was rescheduled to Feb. 8, 2024 to accommodate the Board's new meeting schedule. The City has been advised that the property was sold at the Jan. 27, 2024 auction to **Gabriel Alvarez** and that the closing for the sale has occurred or will occur in the near future.

Attached to Shuler's memorandum was an Order of the City of Goshen Building Commissioner dated Nov. 3, 2023 requiring demolition, and a Certificate of Issuance of Service. The Board needed to conduct a hearing to review the Order of the Building Commissioner.

**Shuler** wrote that the **Building Department**, based on the completed sale and discussions with the purchaser, was recommending that the Board modify the Order of Building Commissioner. Instead of affirming the demolition order, the Building Department was requesting the Board order that the unsafe structure on the property either have substantial progress made on repairs or be demolished within 90 days.

In his Nov. 3, 2023 Order, City of Goshen Building Commissioner Myron Grise notified Ronald E. Davidhizar, the owner of 321 W. Oakridge Ave., that he was in violation of the City of Goshen Neighborhood Preservation Ordinance, codified in Goshen City Code § 6.3.1. The order was based on an Oct. 18, 2023 City inspection. Building Commissioner Grise identified the following City Code violations in his Nov. 3, 2023 Order:

1. **The heating and mechanical system at the residential structure is inoperable**, a violation of Section 6.3. 1. l(a). The heating system does not work. The duct work has not been properly maintained, is not connected property, and has rusted out. The water heater gas line has been cut and removed and is in an overall state of disrepair.
2. **The structural members within the residential structure have not been properly maintained to support all live and dead loads**, a violation of Section 6.3.1.1 (1). Multiple floor beams have completely failed and/ or show signs of significant decay, and therefore not able to support the required load.
3. **The foundation is not weather tight, rodent proof, has not been kept in good repair**, is not free from open cracks and breaks, and is not capable of supporting nominal loads, a violation of Section 6.3.1. l(b). Multiple areas of the foundation have cracks and holes and show signs of beginning to fail.
4. **The ceilings have not been kept in good repair**, a violation of Section 6.3.1.l(b). Ceilings showing signs of leaking and water damage.
5. **The walls have not been kept in good repair**, a violation of Section 6.3.1.1 (b ). Multiple walls have holes.
6. **The floors have not been kept in good repair**, a violation of Section 6.3.1. l(b). Multiple floors are failing, making it unsafe to walk.
7. **The electrical system in the residential structure is inoperable**, a violation of Section 6.3.1. l(a). The electrical system does not work, and there is exposed and damaged electrical wiring.
8. **The roof has not been maintained in good repair**, a violation of sections 6.3.1.l(b) and (c). The roof shingles show signs of decay.
9. **The windows have not been kept in sound repair**, a violation of Section 6.3.1.1 ( d). There are multiple broken windows throughout the residential structure.
10. **The residential structure is not secured**, a violation of Section 6.3.1.l(ff).
11. **A portion of the residential structure is likely to fail**, become detached, dislodged, or collapse, a violation of Section 6.3 .1.l(p). The floor beams have become so decayed that they are unsafe to walk upon. The floors have become detached from the walls, are sinking, and in danger of complete failure. Certain floor beams have completely collapsed due to decay and possible termite damage.



**12. The residential structure, due to dilapidation, deterioration, and decay, is likely to partially or completely collapse,** a violation of Section 6.3.1. l(r). The Michigan basement coating has multiple cracks and breaks and show signs of failure . The exterior of the stone foundation has significant cracks and holes. The floors have become detached from the walls and are sinking. Floor beams show significant sign of termite damage, with some completely missing. The structural integrity of the floor beams and entire floor system has been compromised due to decay and other damages.

**Building Commissioner Grise concluded the property was unsafe within the meaning of Indiana Code § 36-7-9-4(a)( 1 ), (2), (5), and (6). And because of the listed violations, the property was unsafe, a fire hazard, dangerous to person or property, unfit for human habitation, and threatened the “life, health, property and safety of the public.” The property owner was ordered demolish the structure on or before Dec. 6, 2023. The Board of Public Works and Safety needed to conduct the hearing and affirm, rescind, or modify the Building Commissioner’s Order and determine what action to order concerning the property.**

Along with hearing evidence, questioning witnesses, reviewing the record and making findings, the Board had the option of affirming the Building Commissioner Order (if it agreed with demolition), rescinding the Order (if property violations had been fixed), or modifying the Order (if it believed that the property could be fixed). It could also postpone the hearing to a future date.

Before the meeting began, **City Building Inspector Travis Eash** distributed to Board members a 14-page memorandum and report, dated Feb 8, 2024, about **321 West Oakridge Avenue**, which included photographs of the property showing its condition as of an Oct. 18, 2023 inspection. The memorandum documented alleged code violations and the poor condition of the home that Eash wrote made it “unsafe.” (EXHIBIT #2)

**SUMMARY OF FEB 8, 2024 HEARING ON THE ORDER OF THE CITY BUILDING COMMISSIONER FOR 321 WEST OAKRIDGE AVENUE (RONALD E. DAVIDHIZAR OR GABRIEL ALVAREZ, PROPERTY OWNER) AND THE BOARD’S ACTION:**

**Assistant City Attorney Don Shuler** said the property to be reviewed was at 321 West Oakridge Avenue and was the subject of a Nov. 3, 2023 demolition order from the City of Goshen Building Commissioner. He gave the background of the property, which he said has now been sold. Shuler said **City Building inspector Travis Eash** would give a report on the property and the new owner, **Gabriel Alvarez**, would also offer comments.

**Eash, who was previously sworn in to give truthful testimony, read from his Feb. 8, 2024 memo to the Board.** “My initial inspection of this property at 321 West Oakridge Avenue was conducted on Oct.18, 2023,” Eash said. “To my knowledge, the property remains relatively in the same condition as it did at that time. While conducting my inspection, I witnessed multiple violations (and) several of those have made the structure unsafe. Violations that make the property unsafe are the rotted floor beams throughout property and evidence of termite damage, signs of a possible roof leak and water damage and the current condition of the roof. The bathroom floor is unsafe to walk on due to rotted floor boards and other areas where the floor is beginning to pull away from the wall and starting to sink because of the failure of the foundation.”

**Eash** continued, “There is no operable plumbing system or heating system in the structure. Multiple broken windows throughout the property and missing doors have allowed the property to be accessible to vagrants and the house has become an attraction for vandals and squatters. There are no building permits on record for this property. The last certified rental inspection was in February 2015, and the last water usage on the property was in September 2021. “This property was part of an auction on Jan. 27 and has since changed hands. The owner is here. He has submitted a preliminary scope of work (plan) to us.” **Eash** concluded: The Building Department’s recommendation is that the property be brought up to 2020 Indiana Residential Code and that the new owner is given 90 days to make significant progress or that we revisit it for demolition.”



**Mayor Leichty** asked if there were specific repairs **Eash** would like to see made besides those ensuring general safety and securing the property. Beside securing the property, **Eash** recommended repairing the floorboards, pointing out that there are portions that are on the verge of collapsing, as well as repairs to the foundation. He added that the new owner is aware of the work that must be done.

**Mayor Leichty** swore in **Gabriel Alvarez**, the new property owner, and **Jonathan Alvarez**, to provide truthful testimony.

**Alvarez** distributed to Board members a one-page scope of work document, which was a detailed plan for making repairs to 321 West Oakridge Avenue. It included a list of repairs to the main level, the second floor, the garage and the exterior of the home (**EXHIBIT #3**).

**Alvarez** said he now owns the house and has begun arranging for permits to bring the property up to code. He said his plan is to take two or three months to get the home up to code. He said his scope of work document outlined all of the work he plans to do, starting with the foundation and the joists that must be replaced to make the house safe.

**Board member Swartley** said it appeared it was important to repair the foundation first. **Alvarez** agreed.

**Mayor Leichty** thanked **Alvarez** for making this investment in the property and said she looked forward to the home becoming a "contributing property" in the neighborhood. She requested the same provision that the new owner provide an update to the Board in 45 days.

**Swartley/Landis** made a motion to adopt the violations listed in the City Building Commissioner's Order for 321 West Oakridge Avenue as the Board's findings, that those violations make the structure an unsafe building, that the general condition of the building warrants demolition, but that the property can be repaired, and that the new owner within 90 days either make substantial progress on the repairs to the unsafe building or demolish the unsafe building and that new owner return to the Board on March 28, 2024 to give an update on what's happening on the building. The motion passed 5-0.

7) Review of the Order of the City of Goshen Building Commissioner for 702 North 6th Street (Ronald E. Davidhizar or Gabriel Camarena, property owner)

At 4:34 p.m., Mayor Leichty convened a hearing to consider the Order of the City of Goshen Building Commissioner for 702 North 6th Street. (Ronald E. Davidhizar or Gabriel Camarena, property owner).

**BACKGROUND:**

In a Feb. 5, 2024 memorandum to the Board, **Assistant City Attorney Don Shuler** wrote that an unsafe building review hearing was previously scheduled for the property located at 702 North 6th Street, Goshen, for Dec. 4, 2023. At that hearing, the Board was informed that the property would be one of several to be included in an auction on Jan. 27, 2024.

So, **Shuler** wrote that the Board continued the hearing until Jan. 29, 2024 to permit the auction to occur.

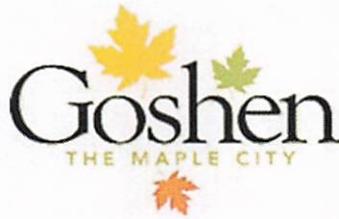
Subsequently, the hearing was rescheduled to Feb. 8, 2024 to accommodate the Board's new meeting schedule.

The City has been advised that the property was sold at the Jan. 27, 2024 auction to **Gabriel Camarena** and that the closing for the sale has occurred or will occur in the near future.

Attached to the memorandum was an Order of the City of Goshen Building Commissioner dated Nov. 1, 2023 requiring demolition, and a Certificate of Issuance of Service. The Board needed to conduct a hearing to review the Order of the Building Commissioner.

**Shuler** wrote that the Building Department, based on the completed sale and discussions with the purchaser, was recommending that the Board modify the Order of Building Commissioner.





Instead of affirming the demolition order, the Building Department asked the Board to order that the unsafe structure on the property either have substantial progress made on repairs or be demolished within 90 days.

In his Nov. 1, 2023 Order, City of Goshen Building Commissioner Myron Grise notified Ronald E. Davidhizar, the owner of 702 North 6<sup>th</sup> Street., that he was in violation of the City of Goshen Neighborhood Preservation Ordinance, codified in Goshen City Code § 6.3.1. The order was based on an Oct. 16, 2023 City inspection and a re-inspection on Oct. 31, 2023.

Building Commissioner Grise identified the following City Code violations in his Nov. 1, 2023 Order:

1. **The residential structure is not secured from intrusion by unauthorized persons**, a violation of Section 6.3.1. l(ff). The front door is open, the door to the basement is open, and the residential structure is freely accessible to vandals and squatters, in addition to animals.
2. **The roof exhibits signs of deterioration and leaking**, permitting water into the residential structure; ceiling plaster on the second floor has collapsed, exposing water damaged lath on walls and ceiling; the soffit at the rear of the property has begun to collapse; and the fascia around the residential structure is severely water damaged; all of which are violations of Section 6.3.1.l(c).
3. **Multiple windows and doors are broken and not working properly**, a violation of Section 6.3.1.l(d).
4. **Multiple areas of the foundation have holes and cracks**, permitting weather and animals to enter; areas of block foundation have failed and compromised the strength of the foundation; which are violations of Sections 6.3.1. l(b) and U).
5. **Portions of the second-floor ceiling have collapsed**; ceiling panels on the main floor have collapsed; walls throughout the residential structure have holes; several walls have collapsed or been removed, leaving only the studs; all of which are violations of Section 6.3.1. l(b).
6. **The interior of the residential structure has chipped and peeling paint throughout**, a violation of Section 6.3.1.l(g).
7. **The electrical system is damaged and likely needs replacement** due to neglect, a violation of Section 6.3.1.l(a).
8. **The plumbing system is damaged and likely needs replacement** due to neglect, a violation of Section 6.3.1.1 (a).
9. **The mechanical system is damaged and likely needs replacement** due to neglect, a violation of Section 6.3.1.1 (a).
10. **The residential structure, due to deterioration, damage, and its dilapidated condition, has become a fire hazard**, a violation of Section 6.3.1. l(x).

Building Commissioner Grise concluded the property was unsafe within the meaning of Indiana Code § 36-7-9-4(a) ( 1 ), (2), (5), and (6). And because of the listed violations, the property was unsafe, a fire hazard, dangerous to person or property, unfit for human habitation, and threatened the “life, health, property and safety of the public.” The property owner was ordered demolish the structure on or before Dec. 1, 2023. The Board of Public Works and Safety needed to conduct the hearing and affirm, rescind, or modify the Building Commissioner’s Order and determine what action to order concerning the property.

Along with hearing evidence, questioning witnesses, reviewing the record and making findings, the Board had the option of affirming the Building Commissioner Order (if it agreed with demolition), rescinding the Order (if property violations had been fixed), or modifying the Order (if it believed that the property could be fixed). It could also postpone the hearing to a future date.

Before the meeting began, City Building Inspector Travis Eash distributed to Board members a 26-page memorandum and report, dated Feb 8, 2024, about 702 N. 6<sup>th</sup> St., which included photographs of the property showing its condition as of an Oct. 16, 2023 inspection. The memorandum documented alleged code violations and the poor condition of the home that Eash wrote made it “unsafe.” (EXHIBIT #4)



**SUMMARY OF FEB 8, 2024 HEARING ON THE ORDER OF THE CITY BUILDING COMMISSIONER FOR 702 North 6<sup>th</sup> STREET (RONALD E. DAVIDHIZAR OR GABRIEL CAMARENA, PROPERTY OWNER) AND THE BOARD'S ACTION:**

**Assistant City Attorney Don Shuler** said the property to be reviewed was at 702 North 6<sup>th</sup> Street and was the subject of a Nov. 1, 2023 demolition order from the City of Goshen Building Commissioner. He provided the background of the property, noting that it has now been sold at auction. He said **City Building Inspector Travis Eash** would report on the condition of the home and give the City Building Department's recommendation.

**Eash read from his Feb. 8, 2024 memo to the Board.**

"My initial inspection of the property at 702 N 6th Street was conducted on Oct. 16, 2023," Eash said. "To my knowledge, the property is still in relatively the same condition as it was at that time.

"While conducting my inspection, I witnessed multiple violations, in which several of those have made the structure unsafe. Violations that make the property unsafe are several areas where there are signs of roof leaks and water damage to structural members and collapsed ceilings. Several areas around the foundation and have cracks and/or holes, areas where foundation blocks have failed calling into question the structural integrity."

**Eash** continued, "There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout property and missing doors allow the property to be accessible to vagrants and the house has become a target for squatters and vandals. There are no building permits on record for this property. The last certified rental inspection was in May of 2014, and the last water usage at the property was in March of 2014."

**Eash** concluded: "This property was part of the same auction (on Jan. 27, 2024) and our recommendation is the same – 90 days to improve the property significantly and make the property a safer and more secure condition or we come back for the demolition." He said the new owner was not present.

In response to a question from **Board member Landis**, **Eash** said the building was a duplex.

**Craig B. Blough, a licensed real estate broker and auctioneer for Bartel & Company, said he would be speaking on behalf of Gabriel Camarena and his brother, Nicolas.**

**Blough** said the property has not closed yet, but the Camarenas hope to take title to it in a day. Because of his miscommunication, **Blough** said the Camarnas could not be present but would be in touch with the City Building Department.

**Blough** said the Camarenas are aware of the demolition order and the condition of the property. Although they don't have title, **Blough** said Gabriel Camarena has already secured the property to prevent trespassing and should be expected to make the needed repairs.

**Mayor Leichty** asked if the City Building Department has outlined to the Camarena the needed repairs.

**Mayor Leichty swore in City Building Commissioner Myron Grise to give truthful testimony.**

**Commissioner Grise** said that at the auction and afterward he communicated with all of the new property owners about the work that needed to be done. He said the Building Department will conduct 30, 60 and 90-day inspections. He also said most of the new owners will begin with repairs to building foundations.

**Mayor Leichty** asked that the new owners provide scope of work plans in which they provide repair updates. **Eash** said he will make that request and provide those plans to the Board before the next Board meetings.

**Swartley/Landis** made a motion to adopt the violations listed in the City Building Commissioner's Order for 702 N 6th Street as the Board's findings, that those violations make the structure an unsafe building, that the general condition of the building warrants demolition, but that the property can be repaired, and that the new owner within 90 days either make substantial progress on the repairs to the unsafe building or demolish the unsafe building and that new owner return to the Board on March 28, 2024 to give an update on what's happening on the building. The motion passed 5-0.



In response to a question from Board member Swartley and Mayor Leichty, Assistant City Attorney Shuler said that via City correspondence, the property owners not present today will be informed of the date they will be required to return and give updates to the Board.

8) Review of the Order of the City of Goshen Building Commissioner for 111 South 29th Street (Ronald E. Davidhizar or Eduardo Pizana, property owner)

At 4:41 p.m., Mayor Leichty convened a hearing to consider the Order of the City of Goshen Building Commissioner for 111 South 29<sup>th</sup> Street (Ronald E. Davidhizar or Eduardo Pizana, property owner).

**BACKGROUND:**

In a Feb. 5, 2024 memorandum to the Board, Assistant City Attorney Don Shuler wrote that an unsafe building review hearing was previously scheduled for the property located at 111 South 29<sup>th</sup> Street, Goshen, on Dec. 4, 2023. At the hearing on Dec. 4, 2023, the Board was informed that the property would be one of several to be included in an auction on Jan. 27, 2024.

So, Shuler wrote that the Board continued the hearing until Jan. 29, 2024 to permit the auction to occur.

Subsequently, the hearing was rescheduled to Feb. 8, 2024 to accommodate the Board's new meeting schedule.

The City has been advised that the property was sold at the Jan. 27, 2024 auction to Eduardo Pizana and that the closing for the sale has occurred or will occur in the near future.

Attached to the memorandum was an Order of the City of Goshen Building Commissioner dated Nov. 1, 2023 requiring demolition, and a Certificate of Issuance of Service. The Board needed to conduct a hearing to review the Order of the Building Commissioner.

Shuler wrote that the Building Department, based on the completed sale and discussions with the purchaser, was recommending that the Board modify the Order of Building Commissioner. Instead of affirming the demolition order, the Building Department was requesting the Board order that the unsafe structure on the property either have substantial progress made on repairs or be demolished within 90 days.

In his Nov. 1, 2023 Order, City of Goshen Building Commissioner Myron Grise notified Ronald E. Davidhizar, the owner of 111 South 29<sup>th</sup> Street., that he was in violation of the City of Goshen Neighborhood Preservation Ordinance, codified in Goshen City Code § 6.3.1. The order was based on an Oct. 16, 2023 City inspection and a reinspection on Oct. 31, 2023.

Building Commissioner Grise identified the following City Code violations in his Nov. 1, 2023 Order:

1. The residential structure is not secured from intrusion by unauthorized persons, a violation of Section 6.3.1.l(ff). There is no front door installed, missing windows, and large gaps in the foundation. The presence of animal and human feces, decaying animal carcasses, and accumulation of materials inside the structure demonstrate the residential structure's accessibility.

2. The heating and mechanical system at the residential structure have been damaged due to neglect and lack of use, a violation of Section 6.3.1.l(a). The furnace has been tampered with and the existing duct work has rusted out and needs replacement.

3. Due to neglect and deterioration, the residential structure is in a condition where it is danger of collapsing, a violation of Sections 6.3.1.1 (p) and (r). Areas of the roof are in danger of collapse from deterioration and leaks. Areas of the foundation are collapsing and have large gaps, permitting animals and weather to enter.

4. The residential structure has become a fire hazard, a violation of Section 6.3.1.l(x). Due to neglect and dilapidation, in addition to the residential structure's accessibility, the structure has lots most of its fire resistance qualities; the gas lines are busted, the electrical wiring has been cut, and the furnace has been tampered.



5. **The plumbing system at the residential structure is inoperable**, a violation of Section 6.3.1. l(a). Most plumbing pipes have been cut or completely removed.
  6. **The electrical system at the residential structure is inoperable**, a violation of Section 6.3.1.l(a). All the wiring has been cut and removed; the electrical panel is open and all wires have been cut from the panel.
  7. **The foundation of the residential structure is not weather tight, has not been kept in good repair, and is not firmly supported nor free of open cracks and breaks**, a violation of Section 6.3.1. l(b). There are areas of the foundation that have large holes permitting animals and weather to enter, and areas of the foundation wall that have begun to collapse.
  8. **There are multiple missing windows and broken windows throughout the residential structure**, a violation of Section 6.3.1. l(d).
  9. **The roof has not been kept in good repair**, a violation of Section 6.3.1. l(b). The roof has deteriorated and has several leaks. Areas of the soffit have collapsed.
  10. **The ceiling has not been kept in good repair**, a violation of Section 6.3.1. l(b). Ceiling panels throughout the residential structure have collapsed and several areas of the ceiling have holes.
  11. **The walls inside the house have not been kept in good repair**, a violation of Section 6.3.1.l(b). Multiple walls have holes in them.
  12. **The floors have not been kept in good repair**, a violation of Section 6.3.1. l(b). Several floors have holes in them and there are areas of the floor that have begun to collapse.
  13. **All painted surfaces in the residential structure are not properly coated and weather tight**. a violation of Section 6.3.1.l(g). Areas through the interior and exterior have chipped and peeling paint.
- Building Commissioner Grise concluded the property was unsafe within the meaning of Indiana Code § 36-7-9-4(a)( 1 ), (2), (5), and (6). And because of the listed violations, the property was unsafe, a fire hazard, dangerous to person or property, unfit for human habitation, and threatened the “life, health, property and safety of the public. The property owner was ordered demolish the structure on or before Dec. 1, 2023. The Board of Public Works and Safety needed to conduct the hearing and affirm, rescind, or modify the Building Commissioner’s Order and determine what action to order concerning the property.**
- Along with hearing evidence, questioning witnesses, reviewing the record and making findings, the **Board had the option of affirming the Building Commissioner Order (if it agreed with demolition), rescinding the Order (if property violations had been fixed), or modifying the Order (if it believed that the property could be fixed). It could also postpone the hearing to a future date.**

Before the meeting began, **City Building Inspector Travis Eash** distributed to Board members a 16-page memorandum and report, dated Feb 8, 2024, about **111 South 29<sup>th</sup> Street**, which included photographs of the property showing its condition as of an Oct. 16, 2023 inspection. The memorandum documented alleged code violations and the poor condition of the home that Eash wrote made it “unsafe.” (**EXHIBIT #5**)

#### **SUMMARY OF FEB 8, 2024 HEARING ON THE ORDER OF THE CITY BUILDING COMMISSIONER FOR 111 SOUTH 29<sup>th</sup> STREET (RONALD E. DAVIDHIZAR OR EDUARDO PIZANA, PROPERTY OWNER) AND THE BOARD’S ACTION:**

**Assistant City Attorney Don Shuler** said the property to be reviewed was at 111 South 29<sup>th</sup> Street and was the subject of a Nov. 1, 2023 demolition order from the City of Goshen Building Commissioner. He provided the background of the property, noting that it has now been sold at auction. He said **City Building Inspector Travis Eash** would report on the condition of the home and give the City Building Department’s recommendation.

**Eash read from his Feb. 8, 2024 memo to the Board.**



"My initial inspection of the property at 111 South 29th Street was conducted on Oct. 16, 2023," **Eash** said. "To my knowledge the property is in relatively the same condition as it was at the time of the inspection."

**Eash** continued, "While conducting my inspection, I witnessed multiple violations, in which several of those have made the structure unsafe. Violations that make the property unsafe are that the roof is leaking in multiple areas causing significant water damage throughout structure. The foundation has cracks throughout the property and the northwest corner of the foundation wall has collapsed causing the structural integrity of the roof system and foundation to be compromised. Also, there are areas where floors and walls are in danger of collapse.

"There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout the property and missing doors have allowed the property to be accessible to vagrants, vandals and squatters. There are no building permits on record for this property. The last certified rental inspection was in July 2014, and the last water usage at the property was in January 2012."

**Eash** concluded, "This property was part of an auction on Jan. 27. The recommendation is 90 days (for the new owner) to make significant progress or come back for demolition." He said the structure must be brought up to the 2020 Indiana Residential Code. **Eash** added that the owner was not present, but a preliminary scope of work plan was submitted.

**Craig B. Blough**, a licensed real estate broker and auctioneer for **Bartel & Company**, said he would be speaking on behalf of **Eduardo Pizana**.

**Blough** said the property has not closed yet, but the new owners hope to take title to it in a day. **Blough** said **Pizana** was on vacation and could not be present today. He added that the owners were eager to make repairs.

**Swartley/Landis** made a motion to adopt the violations listed in the City Building Commissioner's Order for 111 South 29th Street as the Board's findings, that those violations make the structure an unsafe building, that the general condition of the building warrants demolition, but that the property can be repaired, and that the new owner within 90 days either make substantial progress on the repairs to the unsafe building or demolish the unsafe building and that the new owner return to the Board on March 28, 2024 to give an update on what's happening on the building. The motion passed 5-0.

**Mayor Leichty** asked **Craig Blough** to please pass on her thanks to the families who have purchased the last two properties considered by the Board.

#### Approval of Civil City and Utility Claims

As all matters before the Board of Public Works & Safety were concluded, **Mayor Leichty/Board member Landis** moved to approve Civil City and Utility claims and adjourn the meeting. Motion passed 5-0.

#### Adjournment

**Mayor Leichty** adjourned the Board of Works meeting at 4:46 p.m.



**EXHIBIT #1: A memorandum and report by City Building Inspector Travis Eash, distributed to Board members and dated Feb. 8, 2024, about the property at 208 Queen Street, which included photographs of the property showing its condition as of an Oct. 18, 2023 inspection and the current status of the property. The memorandum documented alleged code violations and the poor condition of the home that Eash wrote made it "uninhabitable and unsafe." The report was submitted during and for consideration of agenda item #5.**


**EXHIBIT #2: A memorandum and report by City Building Inspector Travis Eash, distributed to Board members and dated Feb. 8, 2024, about the property at 321 West Oakridge Ave. which included photographs of the property showing its condition as of Oct. 18, 2023. The memorandum included an update on the status of the property. The report was submitted during and for consideration of agenda item #6.**

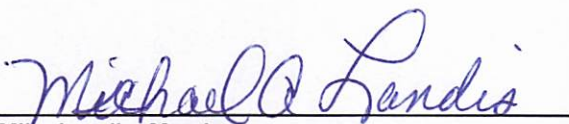
**EXHIBIT #3: A one-page document prepared by Gabriel Alvarez, the new owner of 321 West Oakridge Avenue. The scope of work document was a detailed plan for making repairs to 321 West Oakridge Avenue. It included a list of repairs to the main level, the second floor, the garage and the exterior of the home. The report was submitted during and for consideration of agenda item #6.**

**EXHIBIT #4: A memorandum and report by City Building Inspector Travis Eash, distributed to Board members and dated Feb. 8, 2024, about the property at 702 North 6<sup>th</sup> Street, which included photographs of the property showing its condition as of Oct. 16, 2023. The memorandum included an update on the status of the property. The report was submitted during and for consideration of agenda item #7.**


**EXHIBIT #5: A memorandum and report by City Building Inspector Travis Eash, distributed to Board members and dated Feb. 8, 2024, about the property at 111 South 29<sup>th</sup> Street, which included photographs of the property showing its condition as of Oct. 16, 2023. The memorandum included an update on the status of the property. The report was submitted during and for consideration of agenda items #8.**

APPROVED:

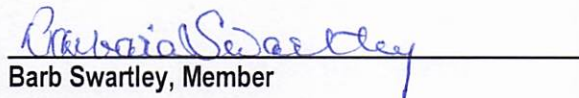
  
\_\_\_\_\_  
Mayor Gina Leichty

  
\_\_\_\_\_  
Mike Landis, Member

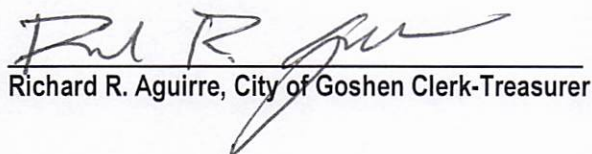


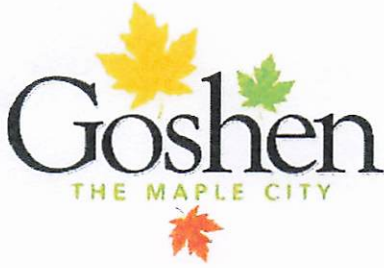
  
Orv Myers, Member

  
Mary Nichols, Member

  
Barb Swartley, Member

ATTEST:

  
Richard R. Aguirre, City of Goshen Clerk-Treasurer



**Building Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 5 • Goshen, IN 46528-3405

Phone (574) 534-1811 • Fax (574) 533-8626 • TDD (574) 534-3185  
building@goshencity.com • www.goshenindiana.org

EXHIBIT #1

## MEMORANDUM

**TO: BOARD OF PUBLIC WORKS**

**From: GOSHEN BUILDING DEPARTMENT (TRAVIS EASH)**

**Date: FEBRUARY 8, 2024**

**Subject: 208 QUEEN STREET**

My initial inspection of the property at 208 Queen Street was conducted on October 18, 2023. The photos from that inspection are attached. To my knowledge the property is still in this condition.

While conducting my inspection I witnessed multiple violations, and in which several of those have made the structure unsafe. Most notably the structure is starting to lean and in danger of collapse. The property is not weather tight or secured. There are several areas where floors, walls and ceilings have begun to collapse and the integrity of the structure has been compromised.

There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout property and missing doors allowing the property to be accessible to vagrants and the house has become a target for squatters and vandals.

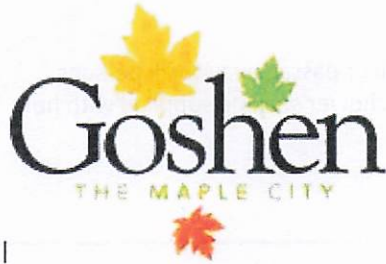
The last time any permits were pulled on this property was in 2015. The last certified rental inspection was in January of 2008 and the last billed water usage was in April of 2009.

This property was part of an Auction on January 27<sup>th</sup> and has changed owners since the initial inspection. The property must be brought up to Code and compliant with the 2020 Indiana Residential Code. The Building Department's recommendation is that the Building Commissioner's Order be adopted and that the new owner is given 90 days for substantial repairs or demolition of the structure.

Thank you,

Travis Eash





## Building Department

### City of Goshen

204 E Jefferson St • Goshen, Indiana 46528

Phone: 574-534-1811 • Fax:

building@goshencity.com • www.goshenindiana.org/building-department

October 19, 2023

Ronald E Davidhizer  
203 Middlebury St  
Goshen, IN 46528-2956

#### RE: Unsafe Vacant Property at 208 Queen St

Dear Ronald E Davidhizer:

The City of Goshen inspected the vacant property at 208 Queen St on 10/18/2023. As a result of the inspection, the building has been determined to be unsafe because it is not maintained in a manner that allows human habitation. The inspection identified numerous code violations that must be corrected to bring the property into compliance with the Goshen Neighborhood Preservation Ordinance.

The following repairs need to be completed by **November 1, 2023**.

---

#### 6.3.1.6(b)(1)

#### Clean and Sanitary Dwelling Unit

NPO

Every occupant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he or she occupies and controls.

**Interior and exterior of property need to be cleaned**

**House had been posted by the ECHD for being uninhabitable**

---

#### 6.3.1.3(e)

#### Heat Supply

NPO

Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and rooms in every dwelling unit located therein to a temperature of at least sixty-five (65) degrees Fahrenheit, and whenever the outside winter conditions are at least zero (0) degrees Fahrenheit. Unvented fuel burning space heaters shall not be used to provide primary heating.

**No working heating system.**

---

#### 6.3.1.7(a)

#### Plumbing

NPO

At least one flush toilet, bathroom sink, and bathtub or shower properly connected to the water and sewer systems of the City and in good working condition shall be supplied for every eight (8) persons, or fractions thereof, residing within a hotel or rooming house, including members of the operator's family whenever they share the use of such facilities; provided, that in a hotel or rooming house where rooms are let to males, flush urinals may be substituted for not more than one-half the required number of toilets. All other facilities shall be so located within the

building as to be reasonably accessible from the common hall or passageway to all persons sharing such facilities. Every bathroom sink, and bathtub or shower shall be supplied with hot water at all times.

No working plumbing system

---

**6.3.1.4(g)**

**Properly and Safely Installed Electrical Equipment**

NPO

All electrical equipment, wiring and appliances shall be properly and safely installed in accordance with the provisions of any applicable Building, Plumbing or Electric Code adopted by the City of Goshen or the State of Indiana and thereafter properly maintained.

No working electrical system.

Electrical panel has been tampered with

Areas where exposed and damaged electrical wires

---

**6.3.1.1(ff)**

**Vacant Property to be Secured**

NPO

If a building, garage, accessory or structure is vacant, all exterior doors, exterior windows, exterior basement entrances and any other points of entry shall be locked and secured from intrusion by unauthorized persons.

Property doesn't have doors on exterior of property, house is easily accessible to people and animals

---

**6.3.1.1(d)**

**Windows and Doors**

NPO

Every window, exterior door, and basement hatchway shall be reasonably weather tight and rodent proof, and shall be kept in sound working condition and good repair. All glazing materials shall be maintained free from cracks and holes.

All windows have been broken out and broken glass is throughout the property.

---

**6.3.1.1(b)**

**Privacy, Weather Tight, Good Repair - Interior**

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

Areas where ceilings and walls have collapsed

Holes in the walls all the way to the outside exposing the structure to weather damage and rodents entering the property.

Areas where floors have begun to collapse and not able to support the proper load required

Areas where structural members have been damaged by the weather so much that it has compromised the structural integrity of the building

---

**6.3.1.1(r)**

**Unsafe Structure(s)**

NPO

The building or structure shall not be in such a condition that it is likely to partially or completely collapse due to:

- (1) dilapidation, deterioration, or decay;
- (2) faulty construction;
- (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or
- (4) the deterioration, decay or inadequacy of its foundation.

All floors, walls and ceilings are detached from each other due to faulty construction and overall decay; the house is leaning and in danger of total collapse

---

**6.3.1.1(p)**

**Unsafe Structure(s) - Exterior**

NPO

Any portion, member or appurtenance of a building shall not be likely to fail, to become detached, dislodged or to collapse and thereby injure persons or damage property.

Severe cracks in walls, ceilings and floors where they have become detached from one another

The entire house is beginning to sag due to poor construction; the house is not able to support the live and dead loads required by the IRC.

Several portions of the house, including ceilings and floors have begun to collapse due to consistent exposure to the weather, structural members have become to water damaged that they have lost their structural integrity.

---

**6.3.1.1(u)**

**Unsafe Structure(s) - Less Than 66%**

NPO

The building or structure shall not have less than sixty-six percent (66%) of the strength, fire resisting qualities or characteristics, or weather resisting qualities or characteristics required by law in the case of newly constructed building of like area, height or occupancy in the same location.

The property is unsafe due to the lack of an electrical system, plumbing system, and heating system, and that it has been exposed to weather elements for so long

The entire structure is in danger of collapse, the floors and walls are leaning and the structural strength has been compromised

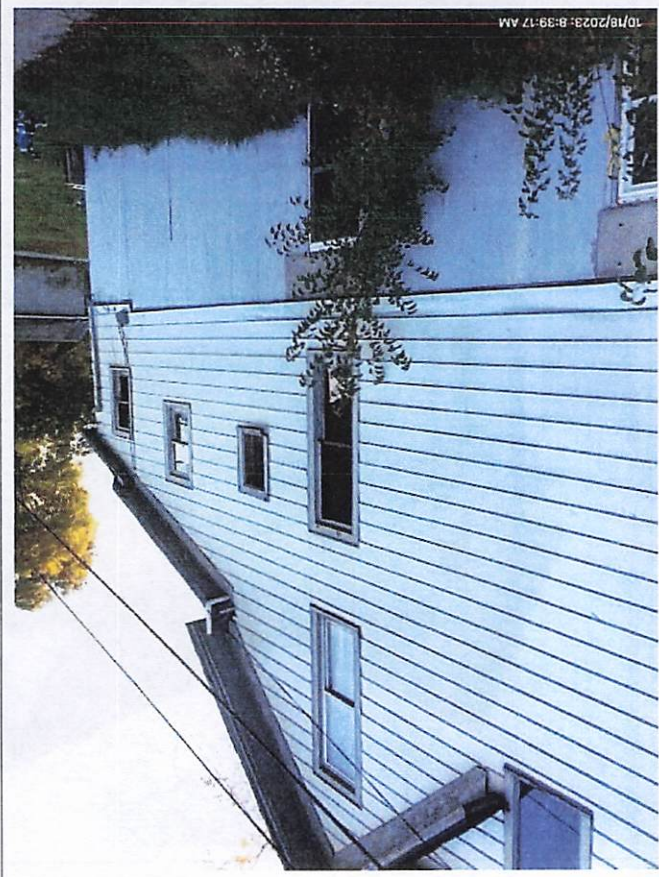
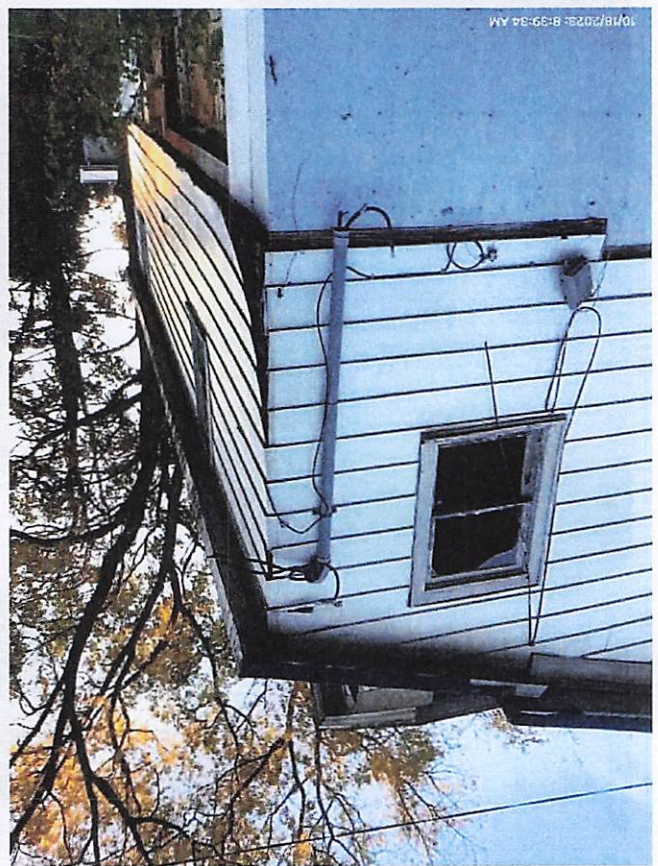
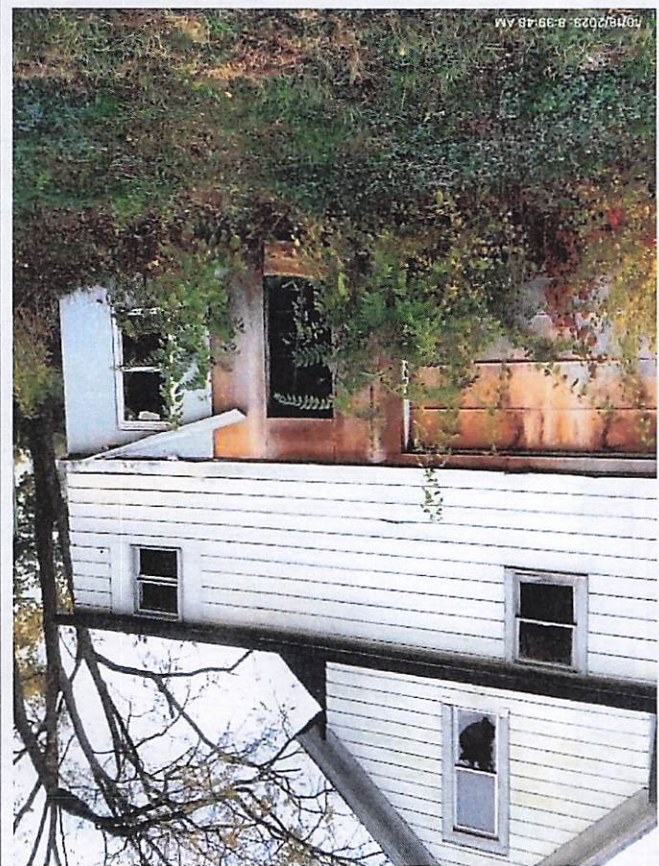
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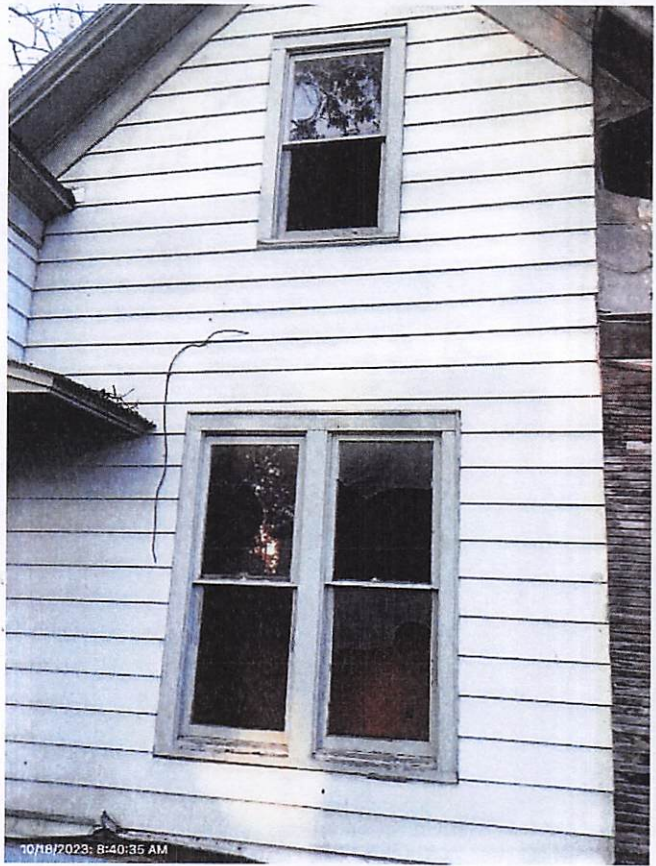
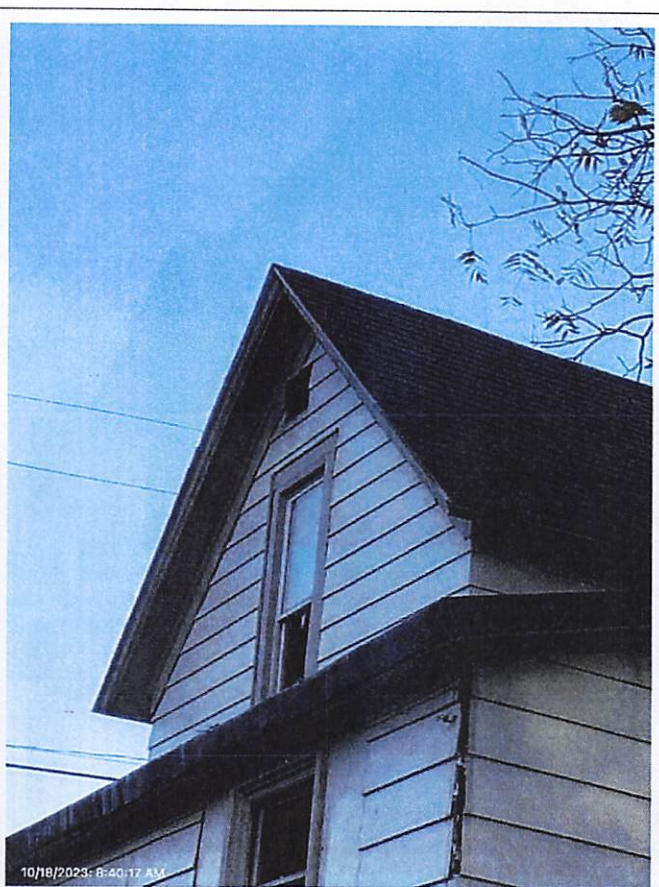
If addition, if the property is intended to be used as a rental, it will require registration with the Building Department.

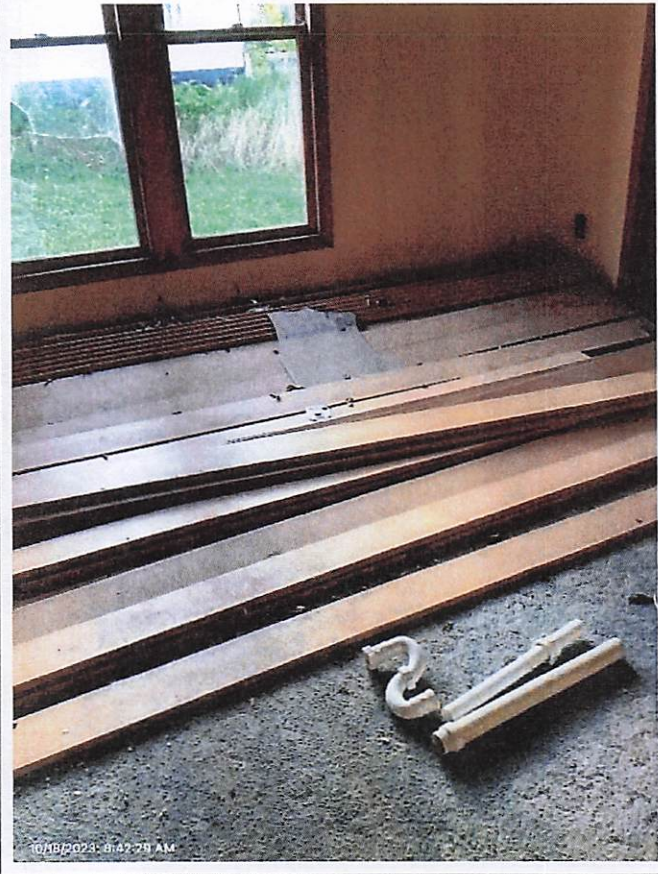
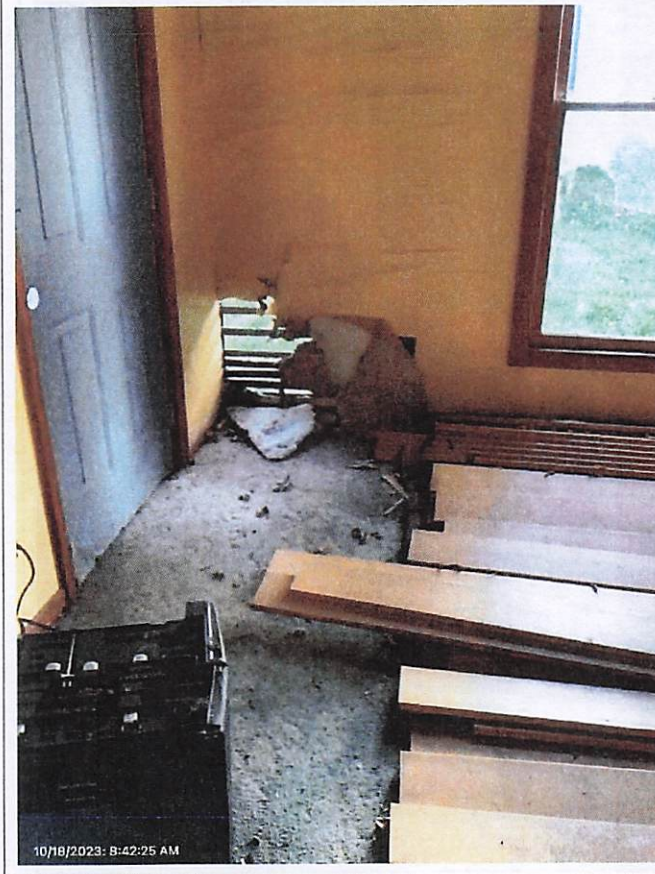
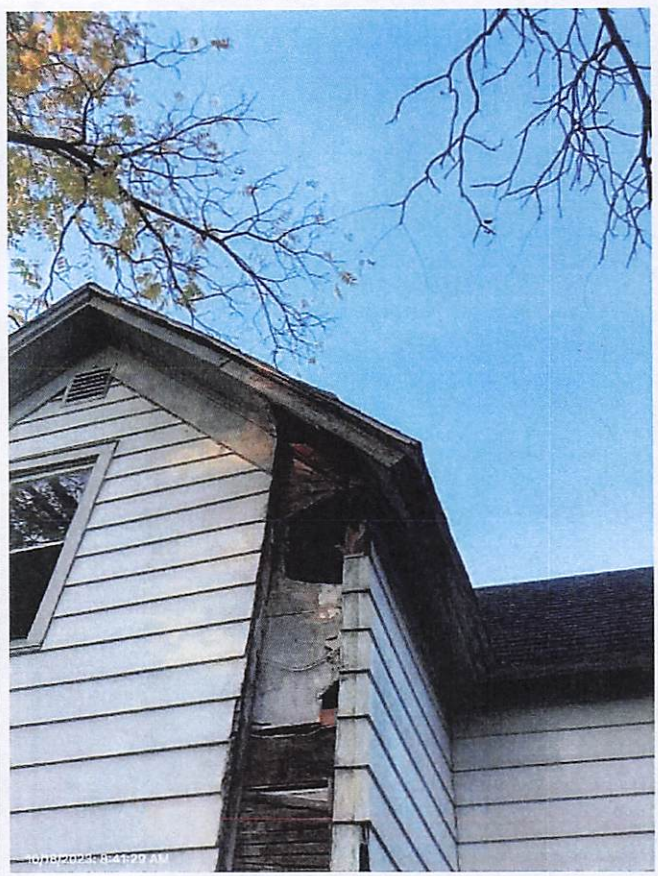
Thank you for your cooperation in allowing the City of Goshen to conduct this inspection.

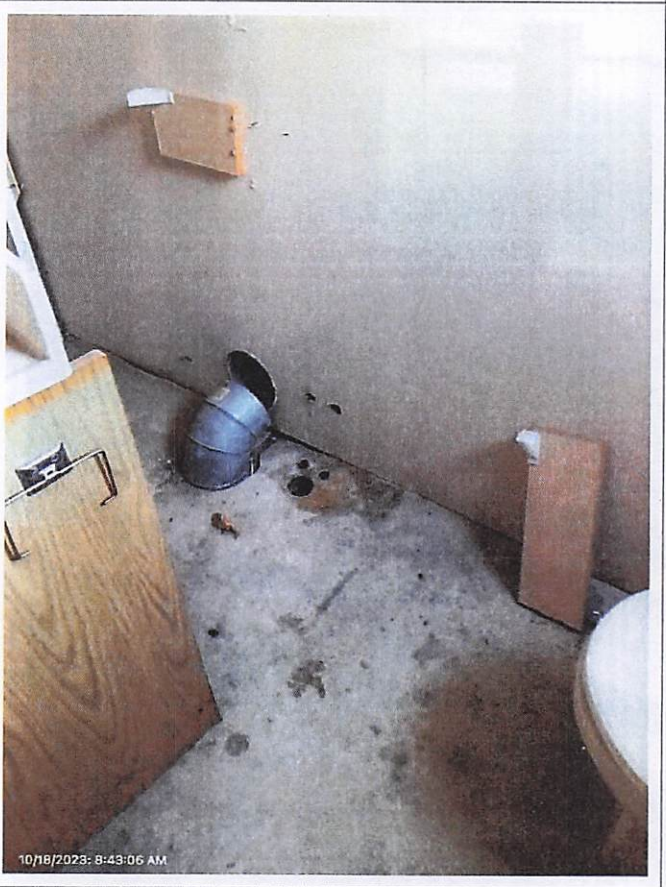
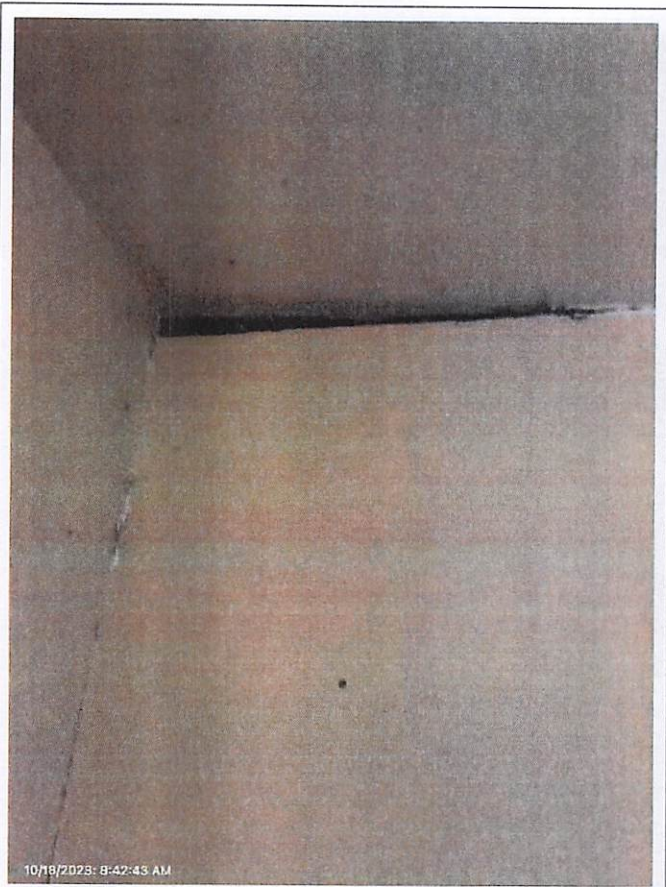
Respectfully,

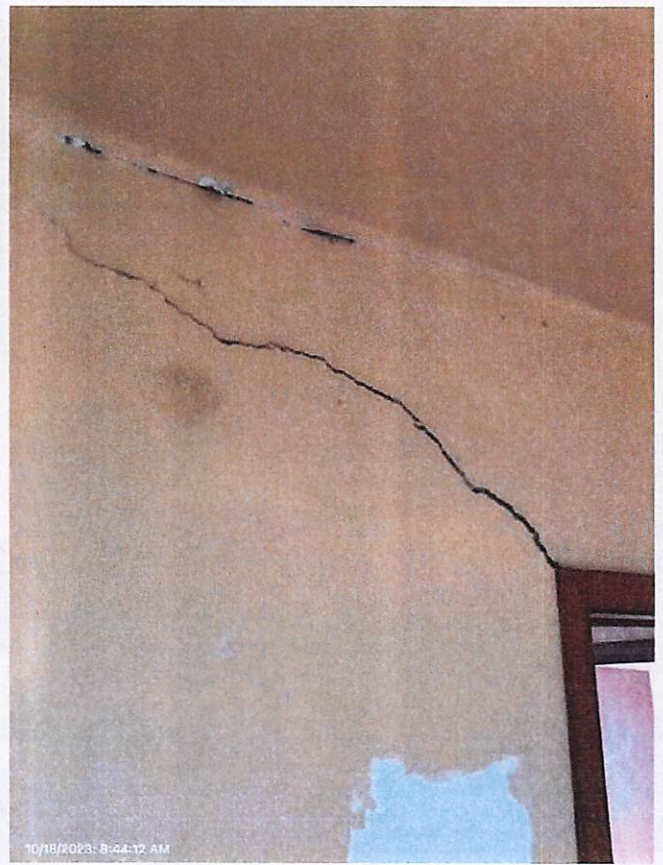
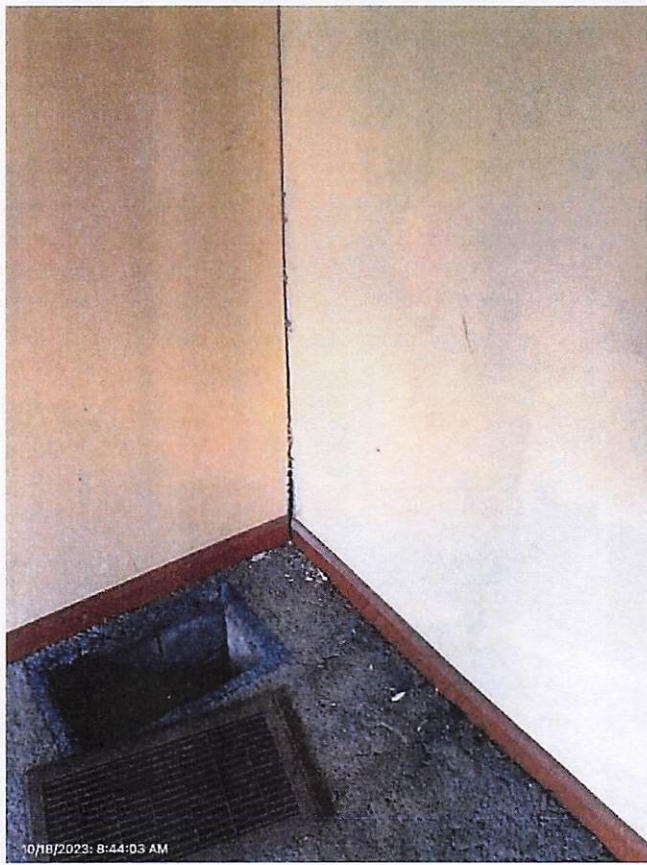
  
Travis East  
Code Compliance Officer



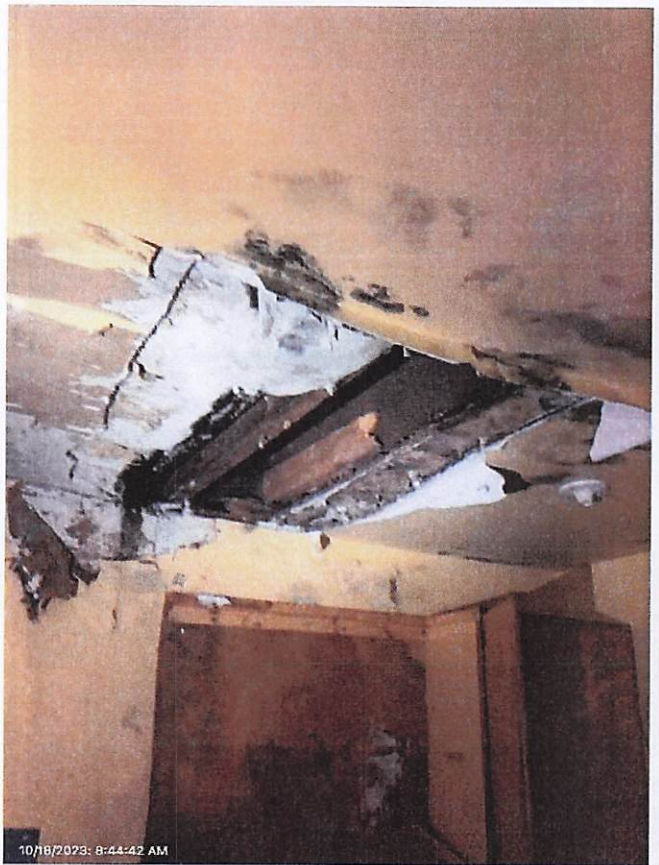
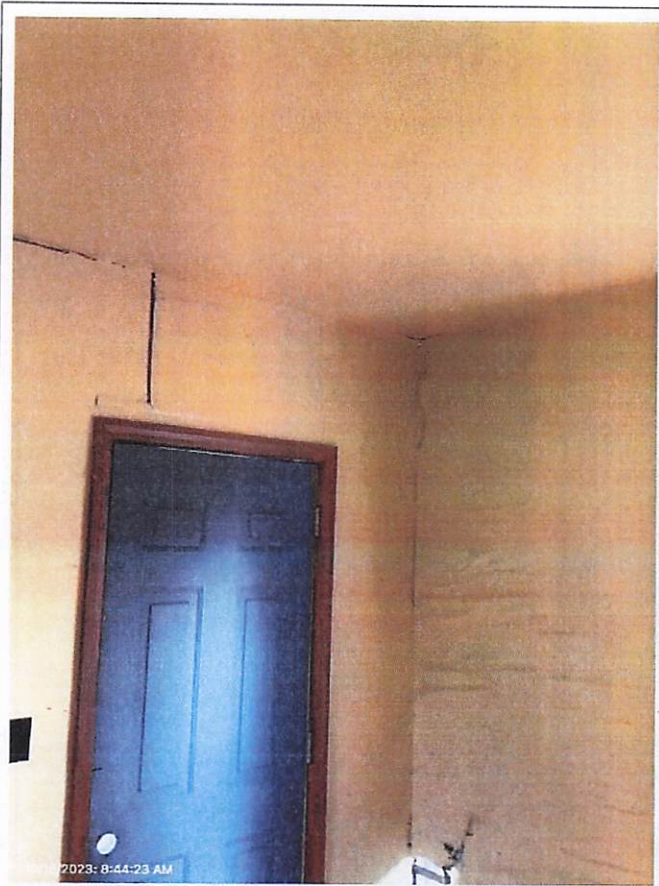


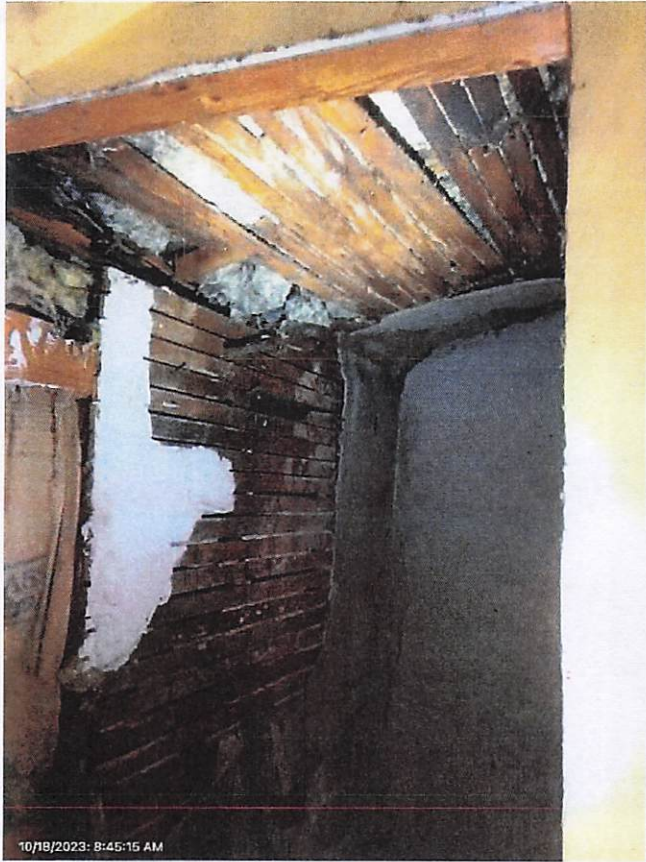




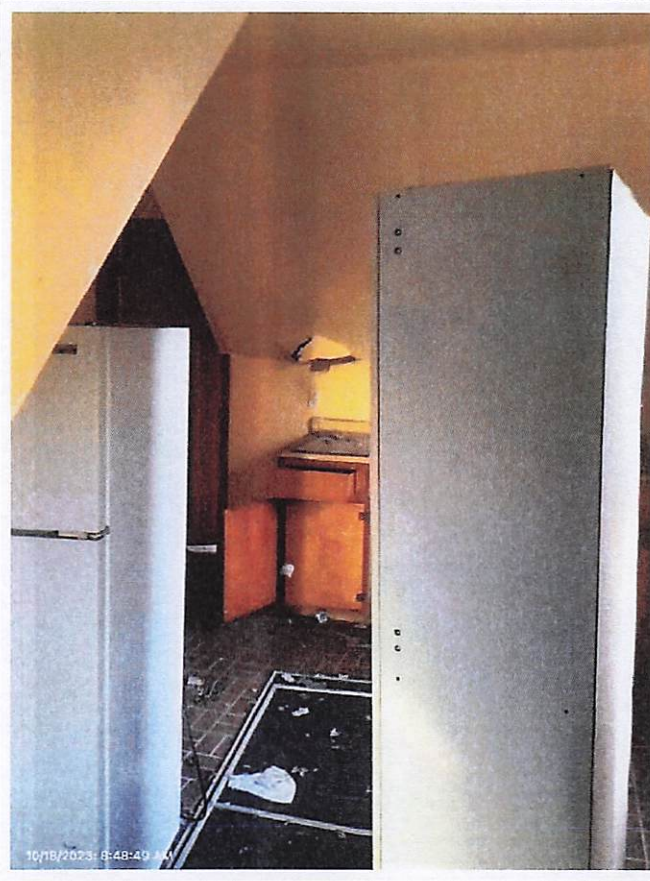
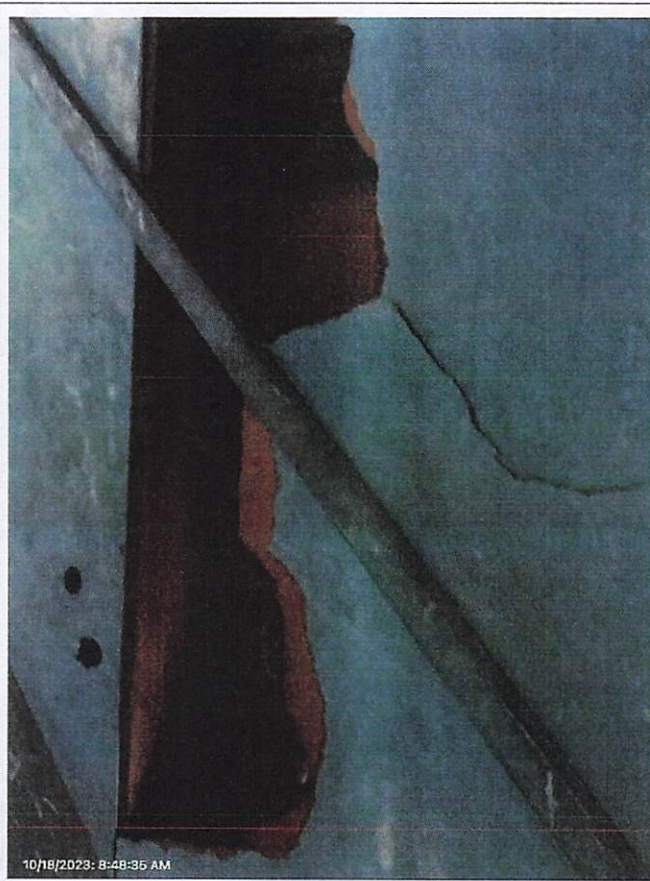


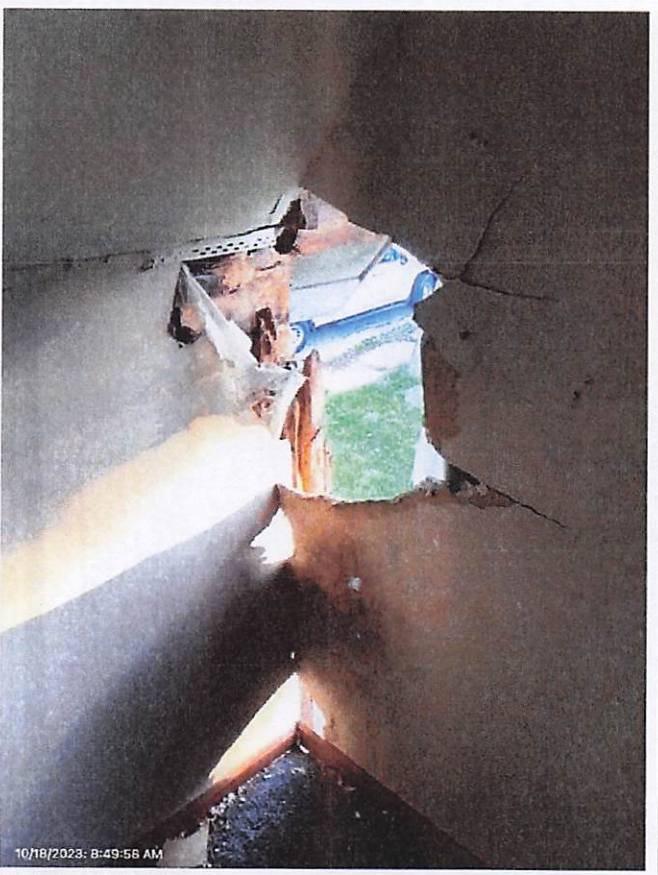
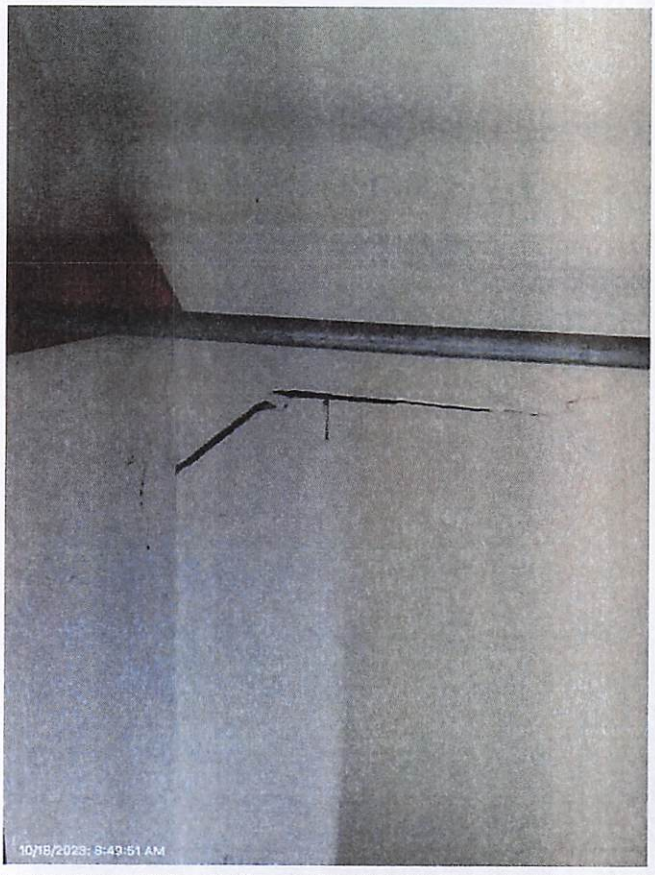
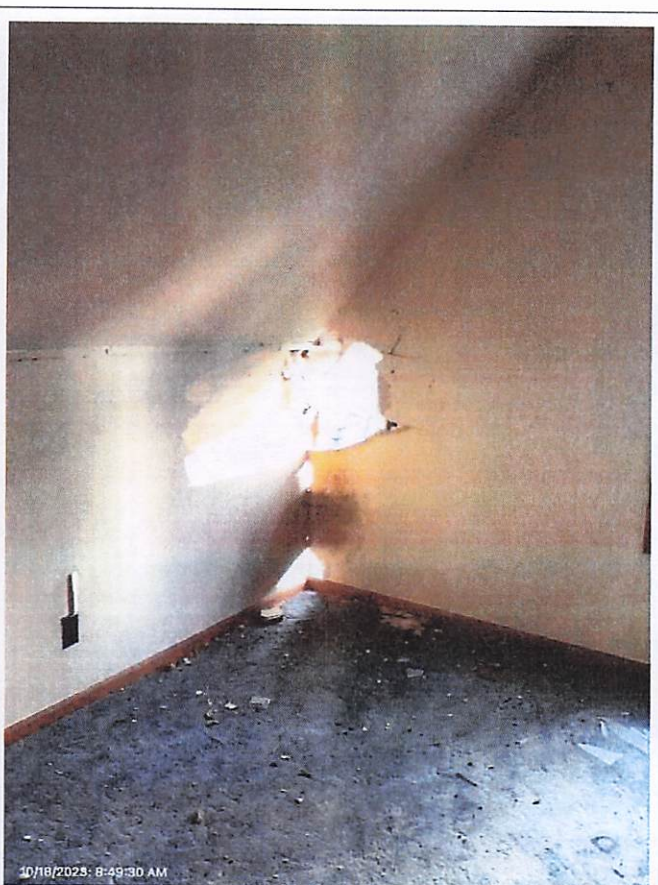
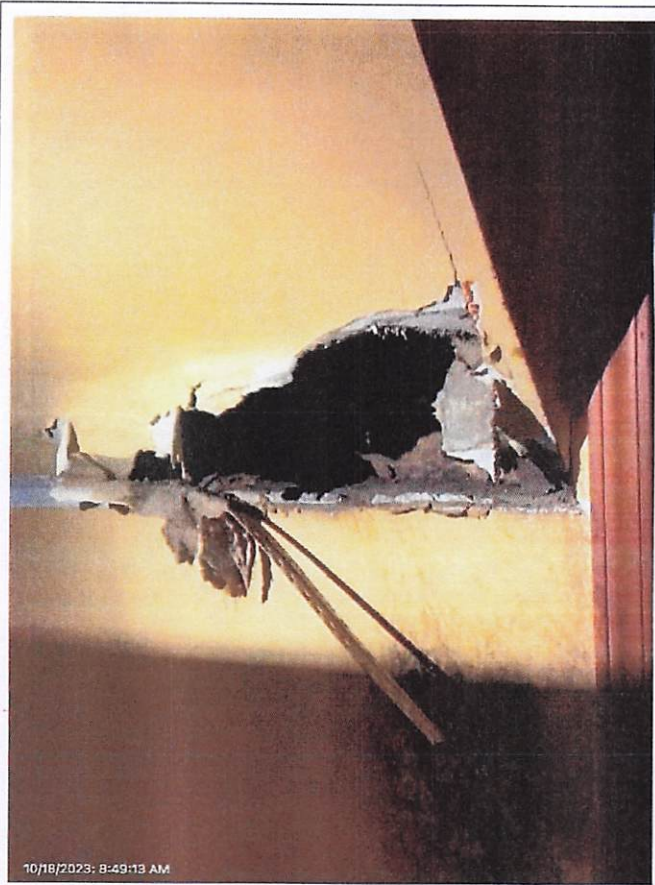


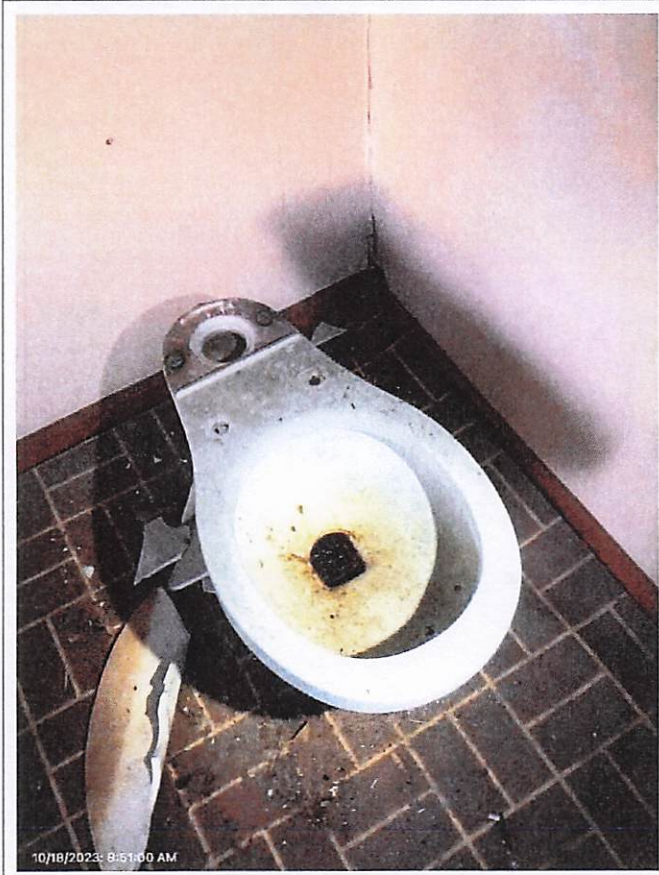
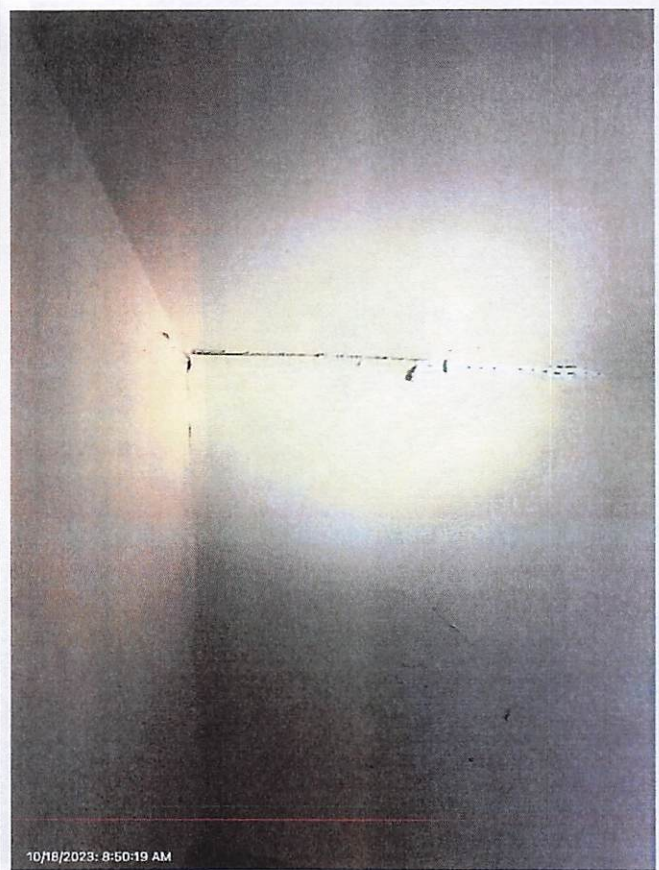
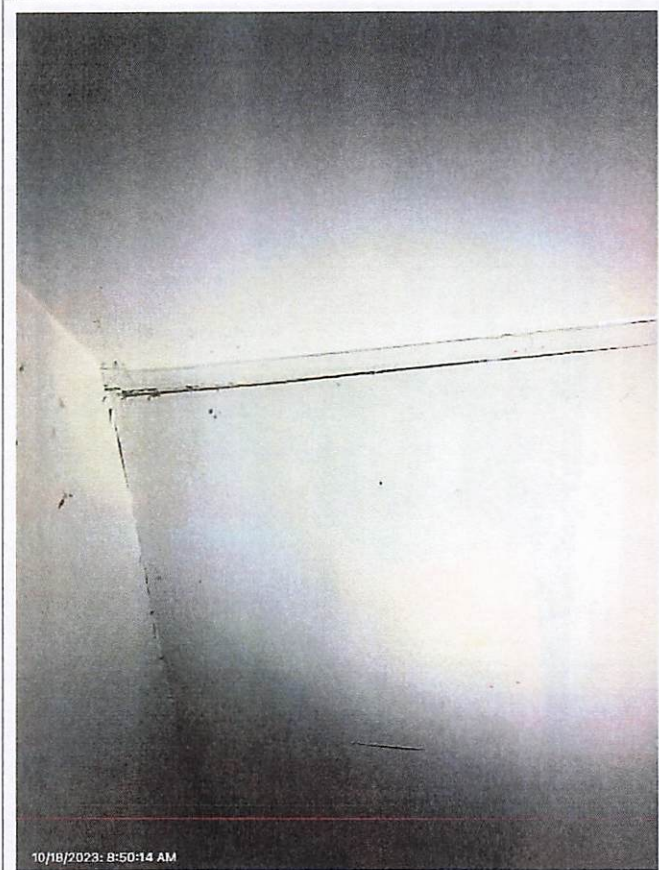


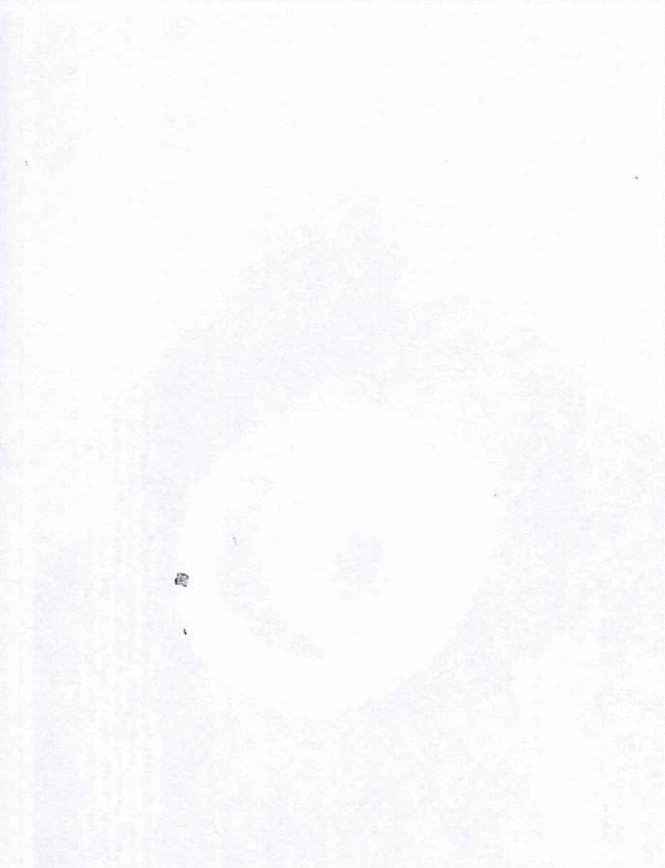
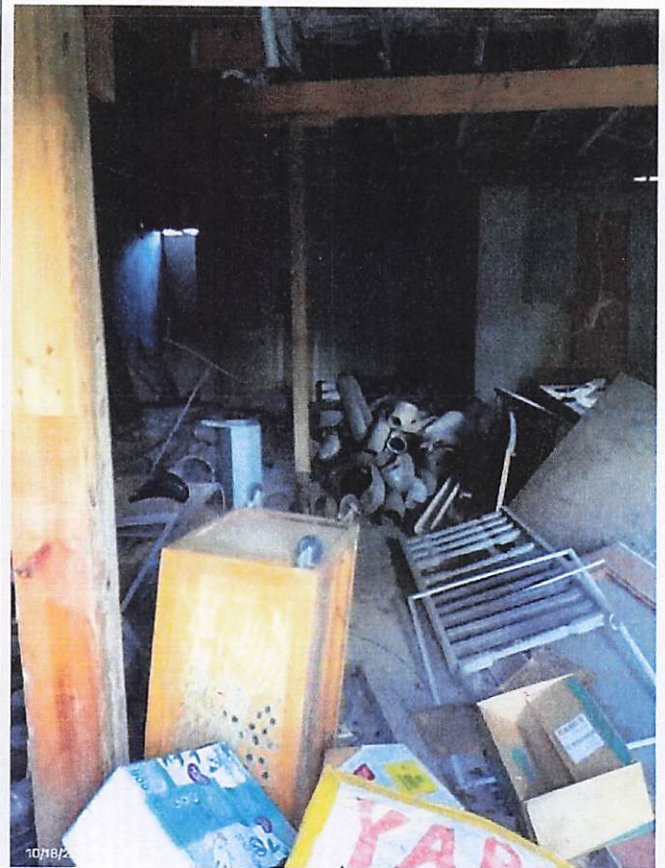


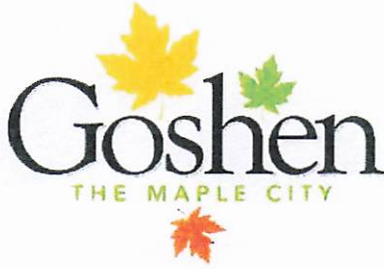












**Building Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 5 • Goshen, IN 46528-3405

Phone (574) 534-1811 • Fax (574) 533-8626 • TDD (574) 534-3185  
building@goshencity.com • www.goshenindiana.org

EXHIBIT #2

## MEMORANDUM

**TO: BOARD OF PUBLIC WORKS**

**From: GOSHEN BUILDING DEPARTMENT (TRAVIS EASH)**

**Date: FEBRUARY 8, 2024**

**Subject: 321 W OAKRIDGE AVENUE**

My initial inspection of the property at 321 W Oakridge Avenue was conducted on October 18, 2023. The photos from that inspection are attached. To my knowledge the property is still in this condition.

While conducting my inspection I witnessed multiple violations, and in which several of those have made the structure unsafe. Violations that make the property unsafe are the rotted floor beams throughout property and evidence of termite damage. Signs of a possible roof leak and water damage and current condition of the roof. Bathroom floor is unsafe to walk due to rotted floor boards and other areas where the floor is beginning to pull away from the wall from a failing foundation.

There is no operable plumbing system or heating system in the structure. Multiple broken windows throughout property and missing doors allowing the property to be accessible to vagrants and the house has become a target for squatters and vandals.

There are no building permits on record for this property. The last certified rental inspection was in February of 2015, and the last water usage at the property was in September of 2021.

This property was part of an Auction on January 27<sup>th</sup> and has changed owners since the initial inspection. The property must be bought up to Code and compliant with the 2020 Indiana Residential Code. The Building Departments recommendation is that the Building Commissioner's Order be adopted and that the new owner is given 90 days for substantial repairs or demolition of the structure.

Thank you,

Travis Eash





**Building Department**

**City of Goshen**

204 E Jefferson St • Goshen, Indiana 46528

Phone: 574-534-1811 • Fax:

building@goshencity.com • www.goshenindiana.org/building-department

October 20, 2023

Ron Davidhizar  
203 Middlebury St  
Goshen, IN 46528

**RE: Unsafe Vacant Property at 321 W Oakridge Ave**

Dear Ron Davidhizar:

The City of Goshen inspected the vacant property at 321 W Oakridge Ave on 10/18/2023. As a result of the inspection, the building has been determined to be unsafe because it is not maintained in a manner that allows human habitation. The inspection identified numerous code violations that must be corrected to bring the property into compliance with the Goshen Neighborhood Preservation Ordinance.

The following repairs need to be completed by **November 1, 2023**.

---

**6.3.1.3(g)**

**Duct Systems**

NPO

Duct systems shall be maintained free of obstruction and shall properly function.

**Duct work has not been properly maintained and is not connected properly and rusted out**

---

**6.3.1.2(j)**

**Gas Water Heater**

NPO

A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters

**Water heater gas line has been cut and removed and is in an overall state of disrepair.**

---

**6.3.1.3(e)**

**Heat Supply**

NPO

Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and rooms in every dwelling unit located therein to a temperature of at least sixty-five (65) degrees Fahrenheit, and whenever the outside winter conditions are at least zero (0) degrees Fahrenheit. Unvented fuel burning space heaters shall not be used to provide primary heating.

**There is no working heating system**

---

**6.3.1.1(l)**

**Live/Dead Loads Safety - Interior**

NPO

All structural members shall be maintained so that such members safely support all live and dead loads for the purpose for which the structural members were intended.

Multiple floor beams have completely failed and/or showing signs of significant decay and are not able to support the required load

---

#### 6.3.1.1(b)

#### Privacy, Weather Tight, Good Repair - Exterior

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

Multiple areas around foundation where there are cracks and holes and beginning to fail

Areas where the ceilings are showing signs of leaking and water damage from a possible leak

Holes in walls

Multiple floors are failing and unsafe to walk

---

#### 6.3.1.4(g)

#### Properly and Safely Installed Electrical Equipment

NPO

All electrical equipment, wiring and appliances shall be properly and safely installed in accordance with the provisions of any applicable Building, Plumbing or Electric Code adopted by the City of Goshen or the State of Indiana and thereafter properly maintained.

No working electrical system.

Exposed/damaged electrical wiring

---

#### 6.3.1.1(c)

#### Roof

NPO

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the building. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a hazard on the premises or adjacent property.

The roof shingles are showing signs of decay

---

#### 6.3.1.1(d)

#### Windows and Doors

NPO

Every window, exterior door, and basement hatchway shall be reasonably weather tight and rodent proof, and shall be kept in sound working condition and good repair. All glazing materials shall be maintained free from cracks and holes.

Multiple broken windows throughout house

---

#### 6.3.1.1(ff)

#### Vacant Property to be Secured

NPO

If a building, garage, accessory or structure is vacant, all exterior doors, exterior windows, exterior basement entrances and any other points of entry shall be locked and secured from intrusion by unauthorized persons.

Structure is not properly secured.

---

Signs of squatters entering structure.

---

**6.3.1.1(p)**

**Unsafe Structure(s) - Interior**

NPO

Any portion, member or appurtenance of a building shall not be likely to fail, to become detached, dislodged or to collapse and thereby injure persons or damage property.

Floor beams are so decayed that the property is unsafe to occupy.

Floors have become detached from the wall and are sinking and in danger of complete failure

Certain floor beams have completely collapsed to too significant decay and possible termite damage

Floors cannot hold proper loads required

---

**6.3.1.1(r)**

**Unsafe Structure(s)**

NPO

The building or structure shall not be in such a condition that it is likely to partially or completely collapse due to:

- (1) dilapidation, deterioration, or decay;
- (2) faulty construction;
- (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or
- (4) the deterioration, decay or inadequacy of its foundation.

Michigan basement coating has multiple cracks and breaks and showing signs of failure.

Multiple areas around the exterior where there are cracks and holes in the stone foundation

Floors have become detached from the walls and are sinking and in danger of complete collapse

Floor beams show significant signs of termite damage and some are completely gone

The structural integrity of the floor beams and entire floor system has been compromised due to decay and other damages

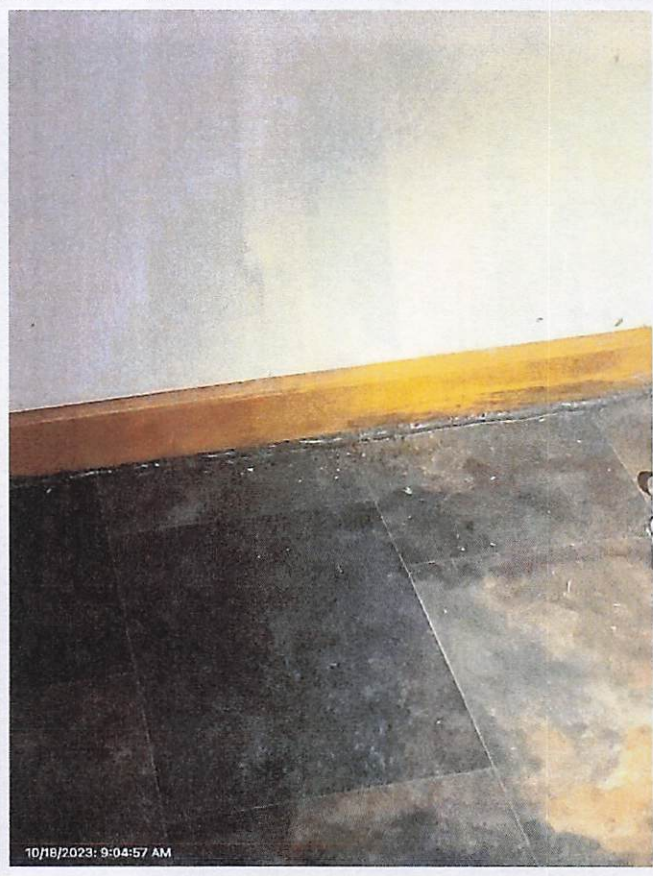
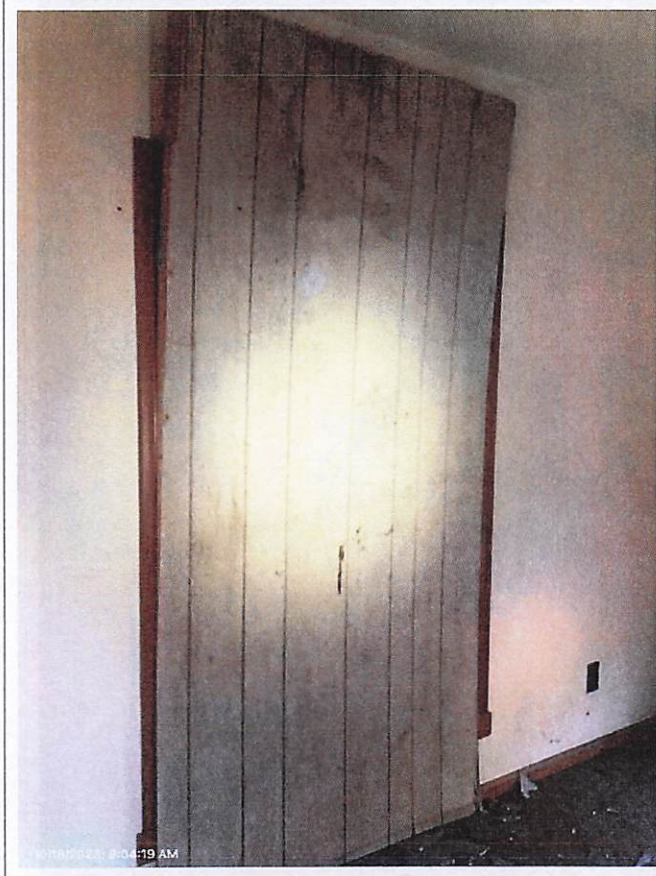
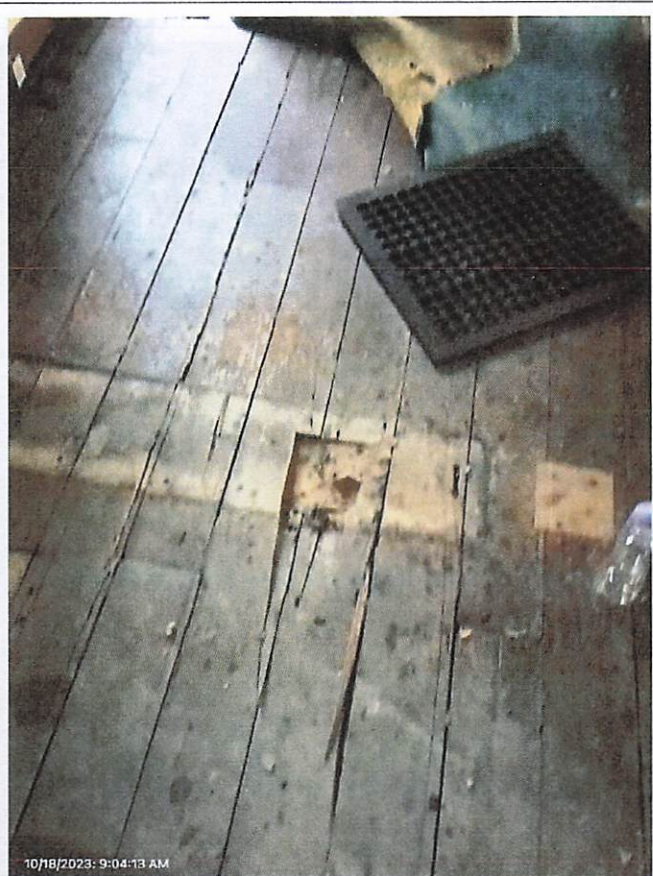
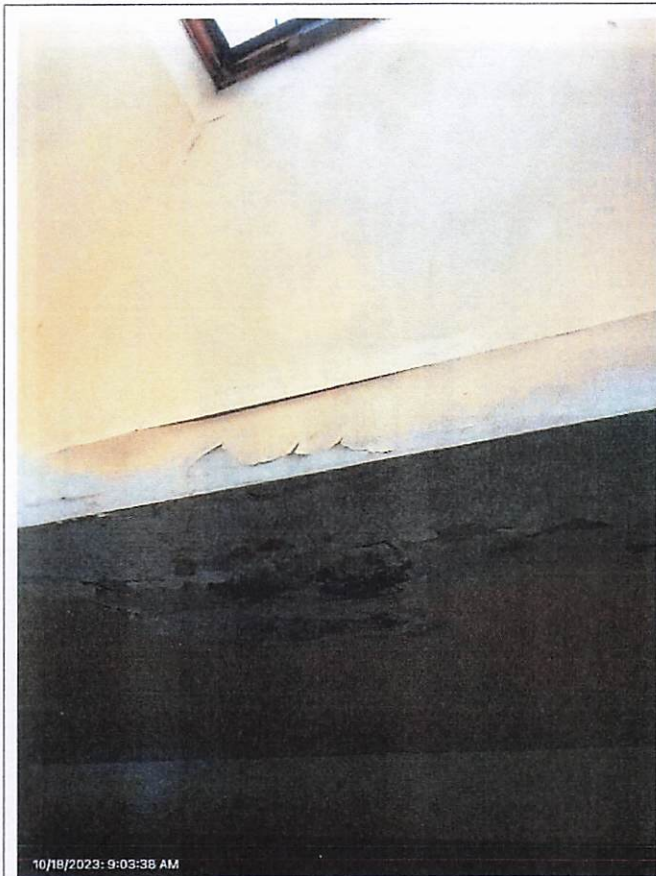
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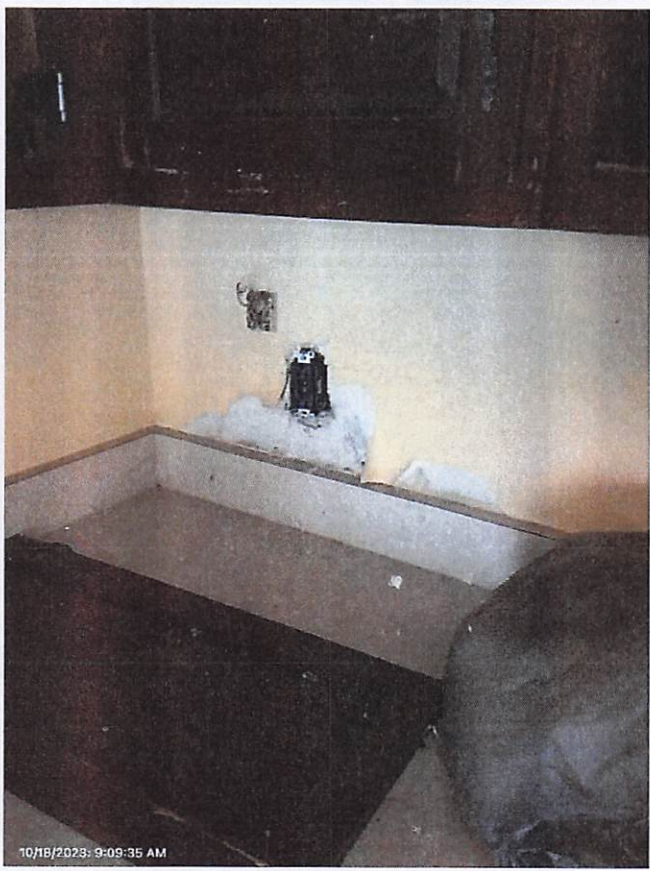
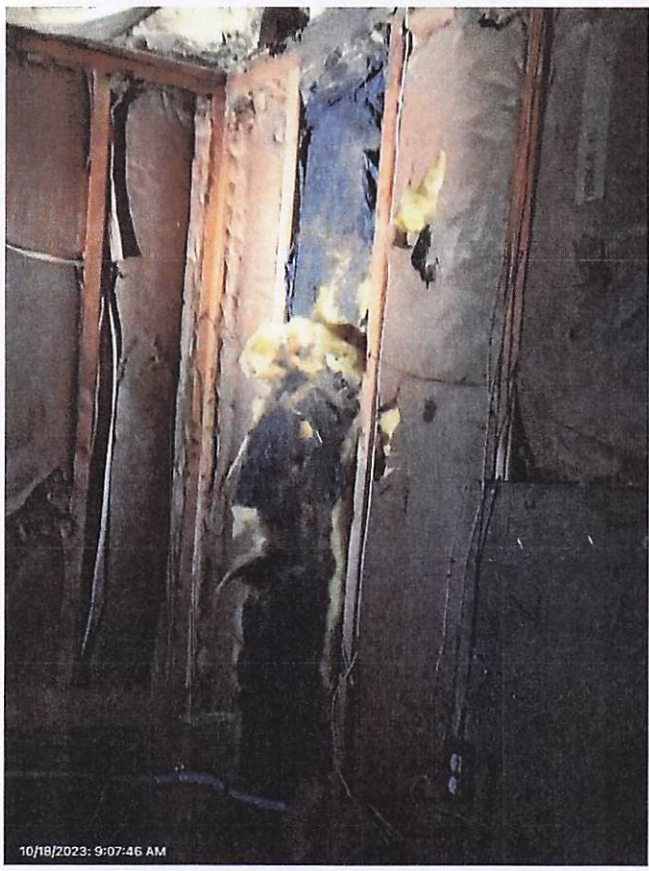
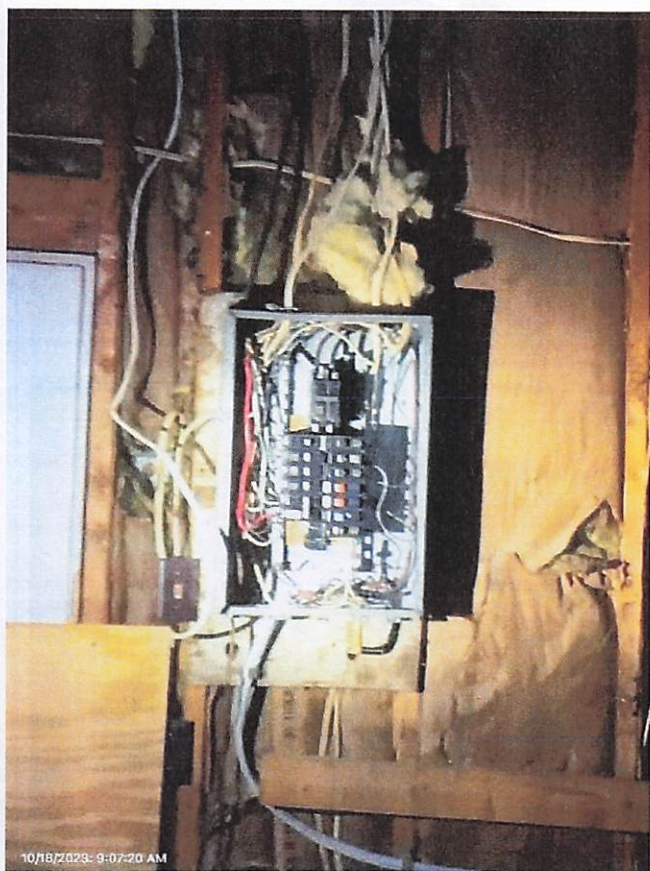
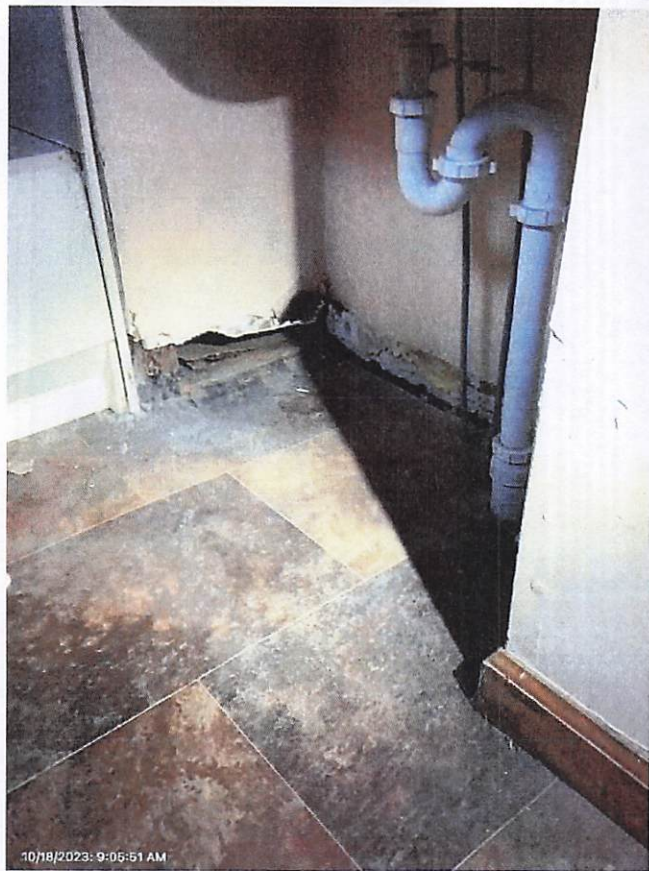
If addition, if the property is intended to be used as a rental, it will require registration with the Building Department.

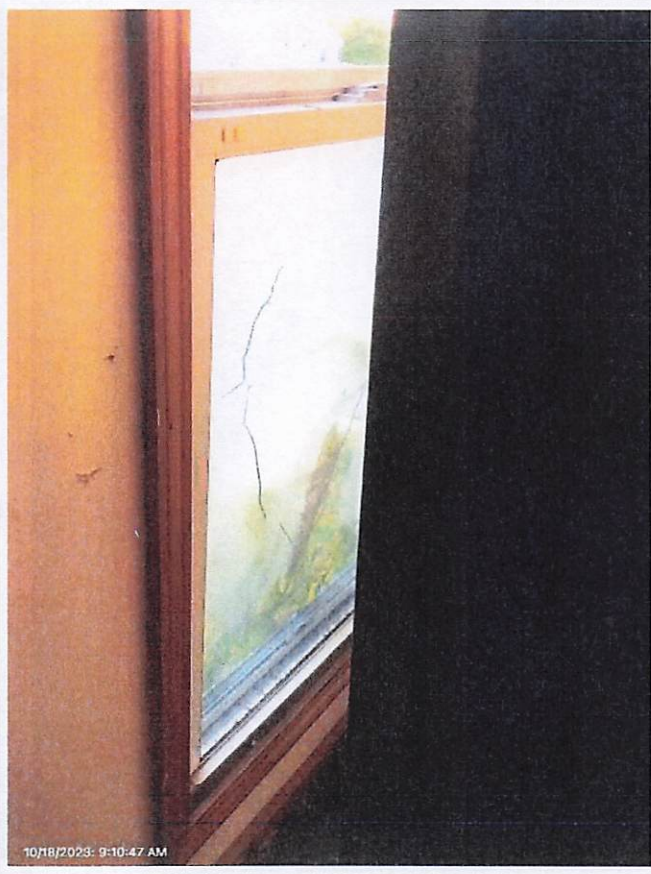
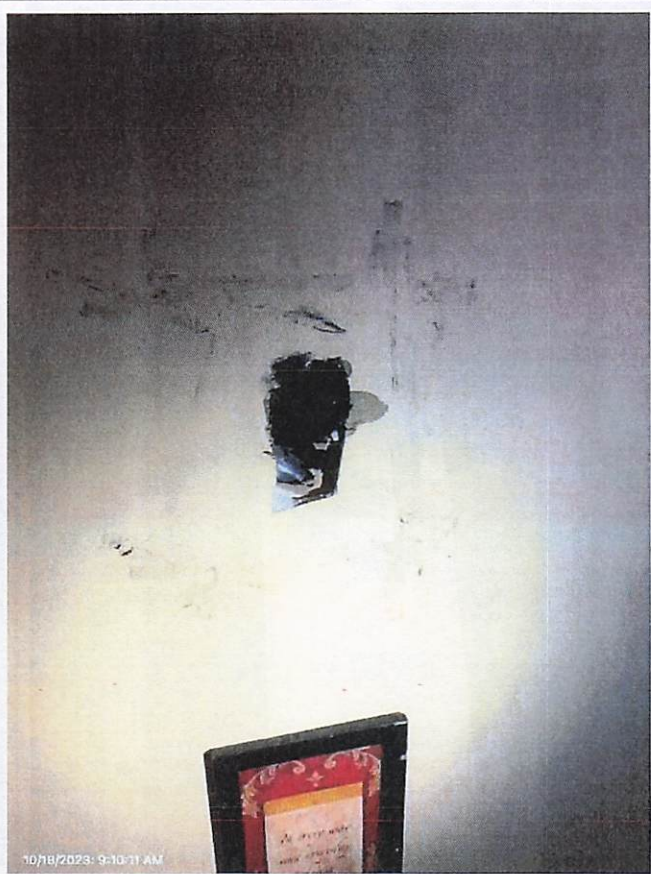
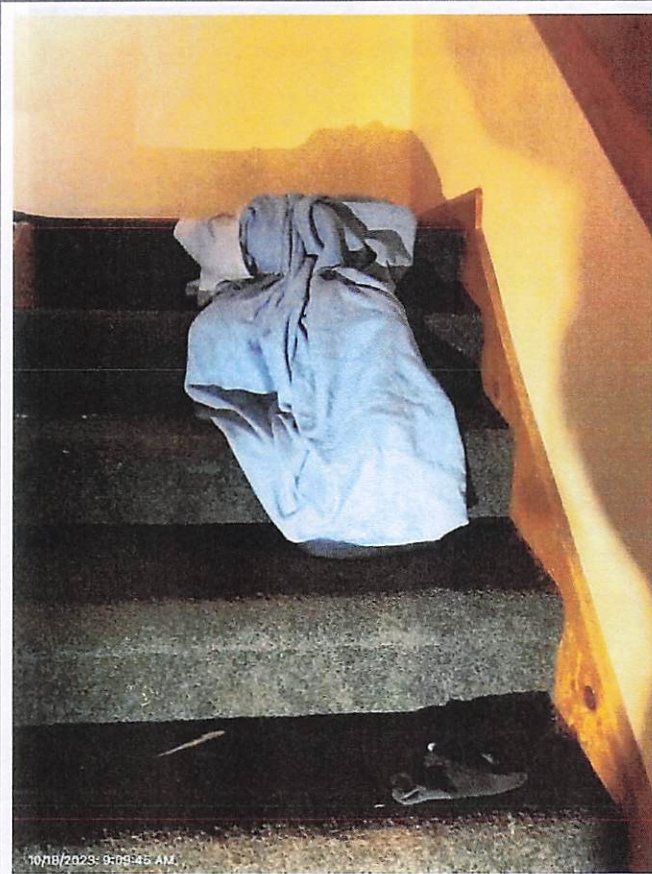
Thank you for your cooperation in allowing the City of Goshen to conduct this inspection.

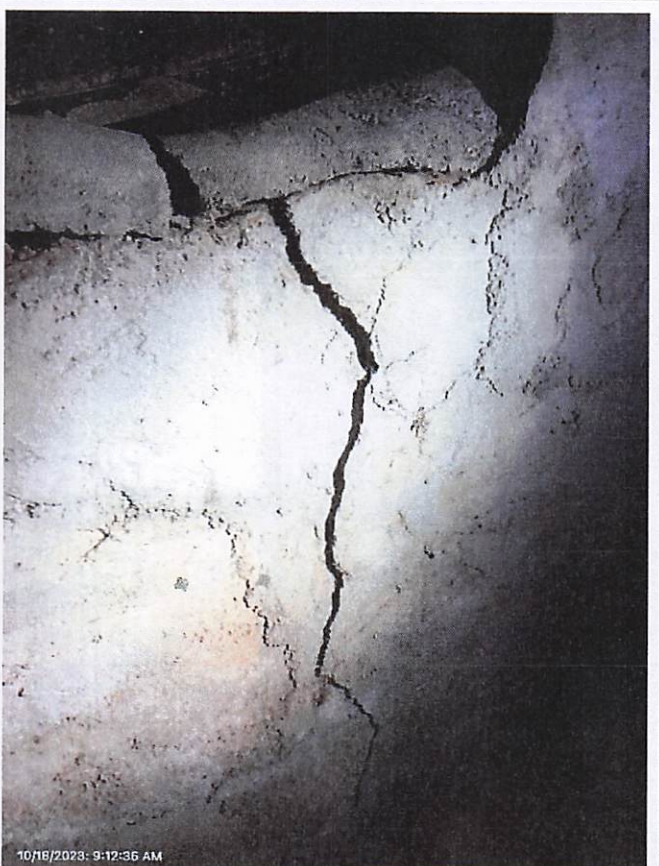
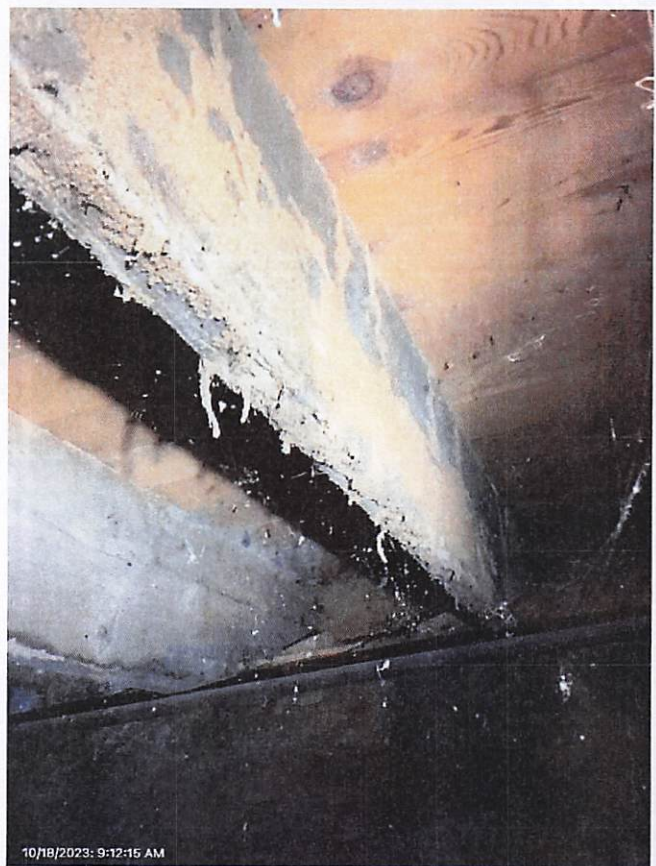
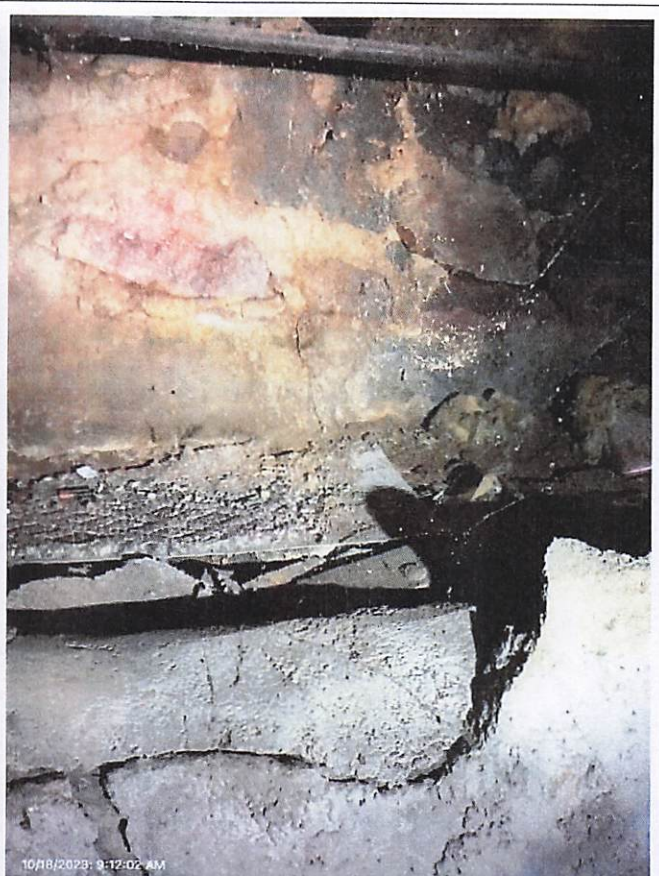
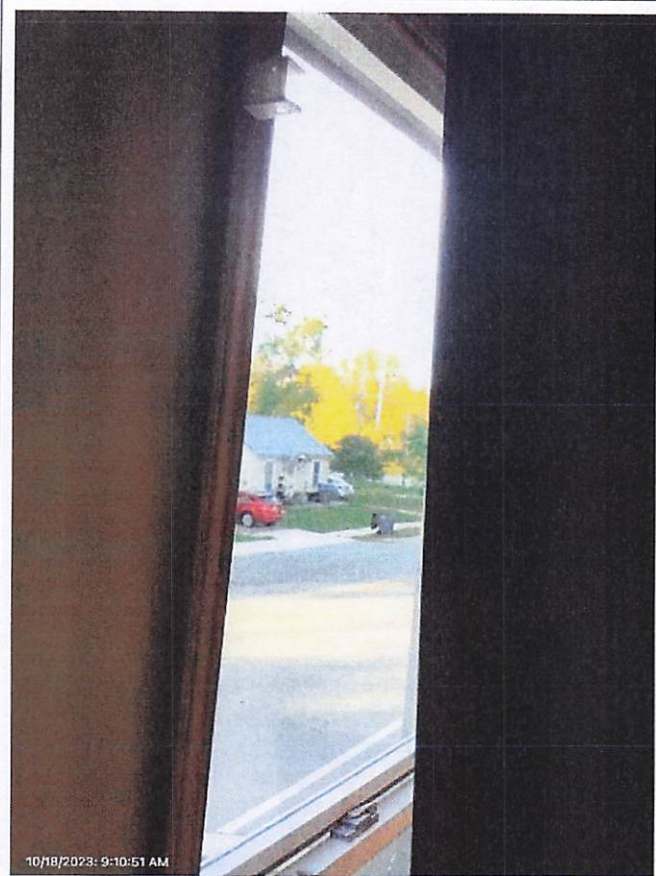
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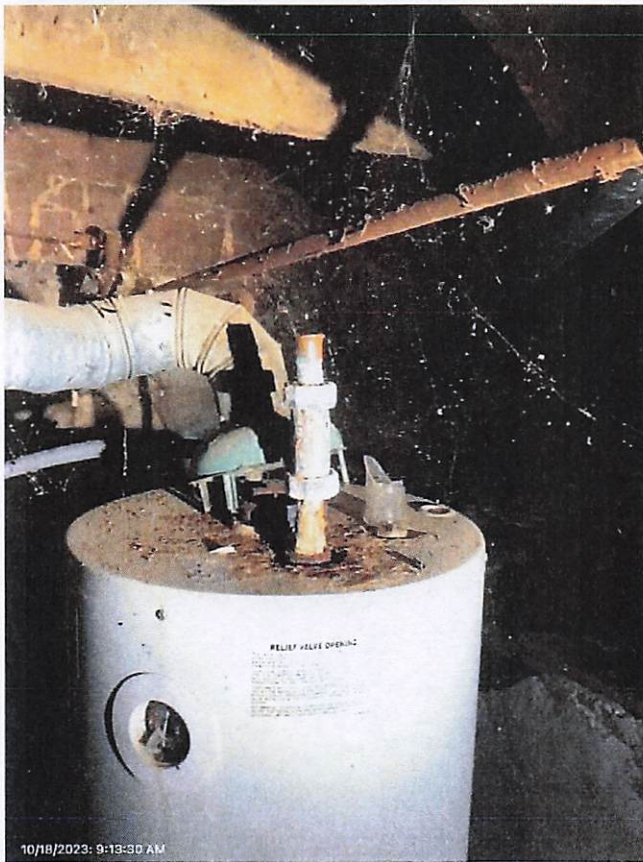
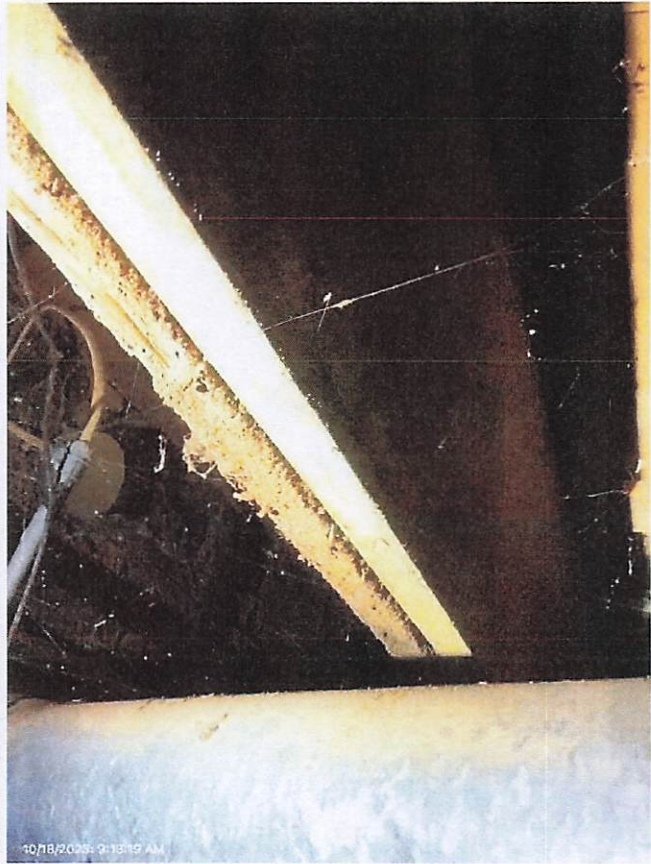
  
Travis East  
Code Compliance Officer



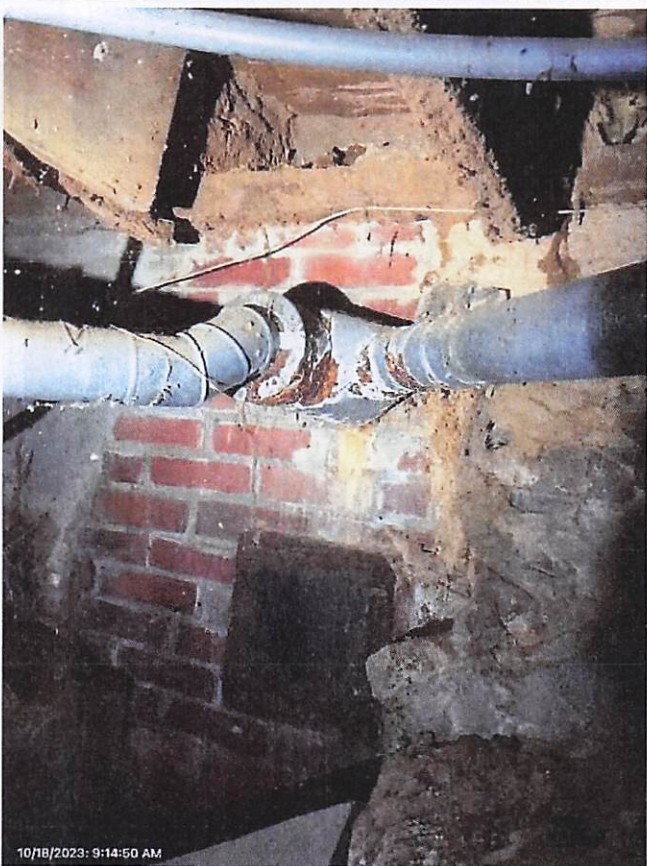
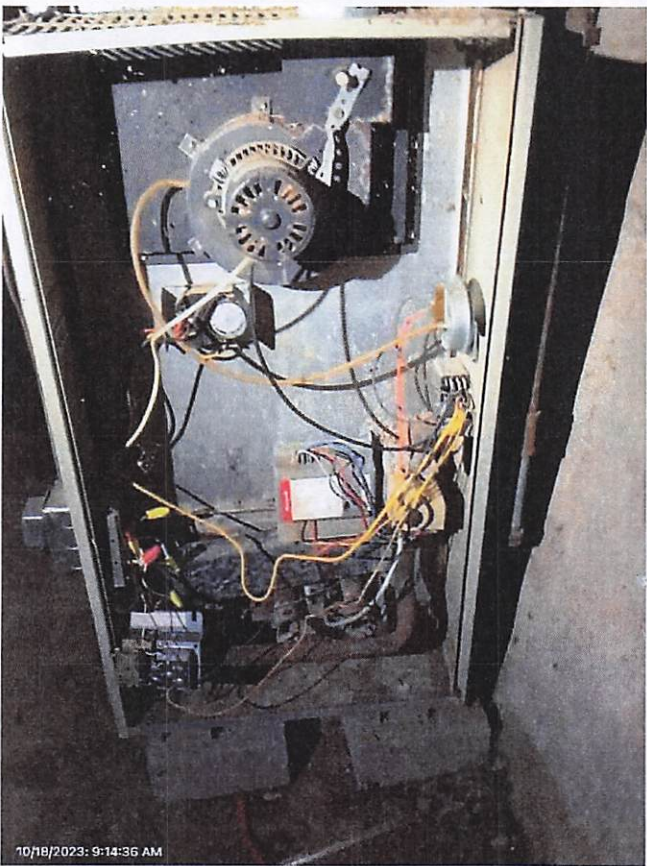
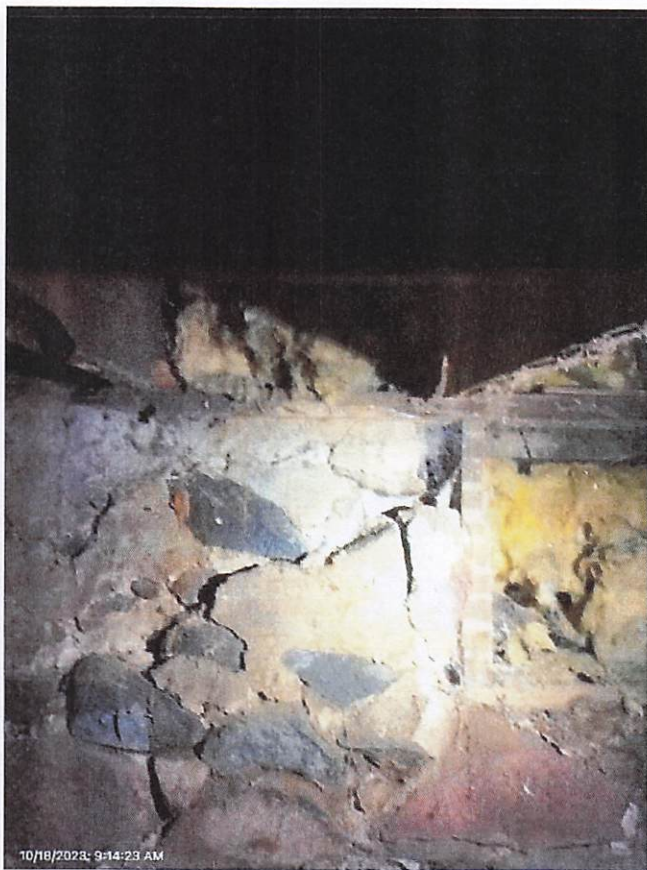


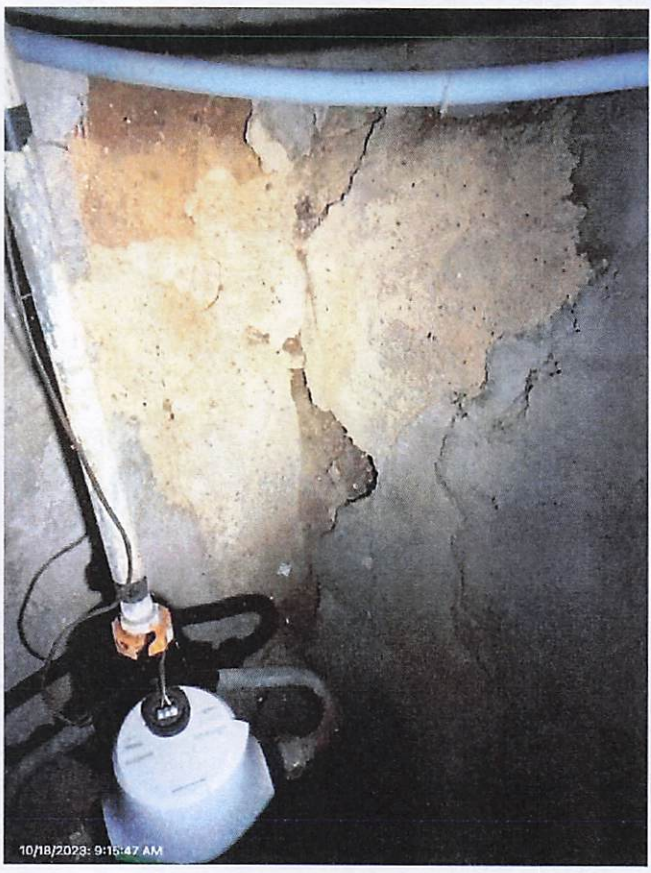
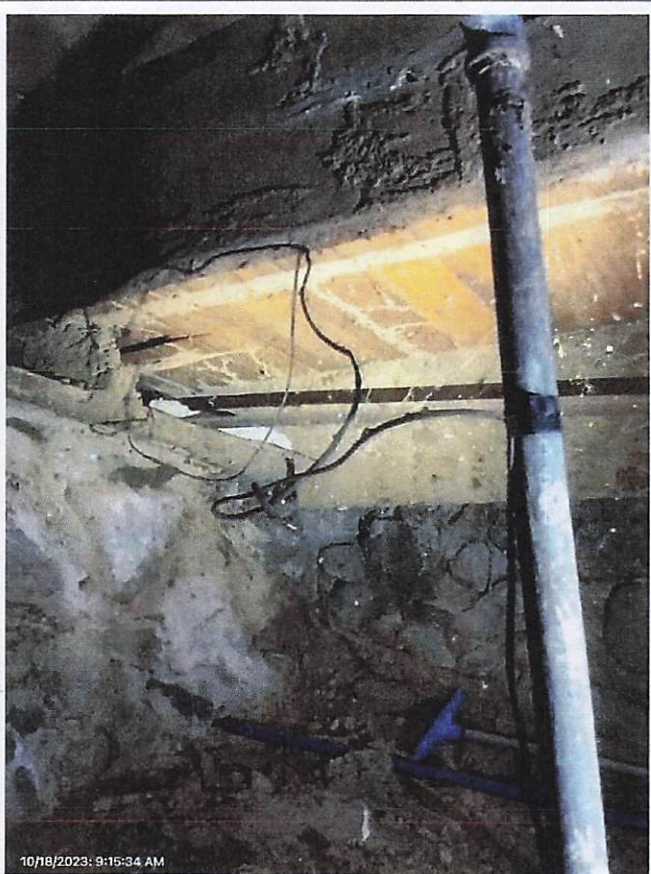


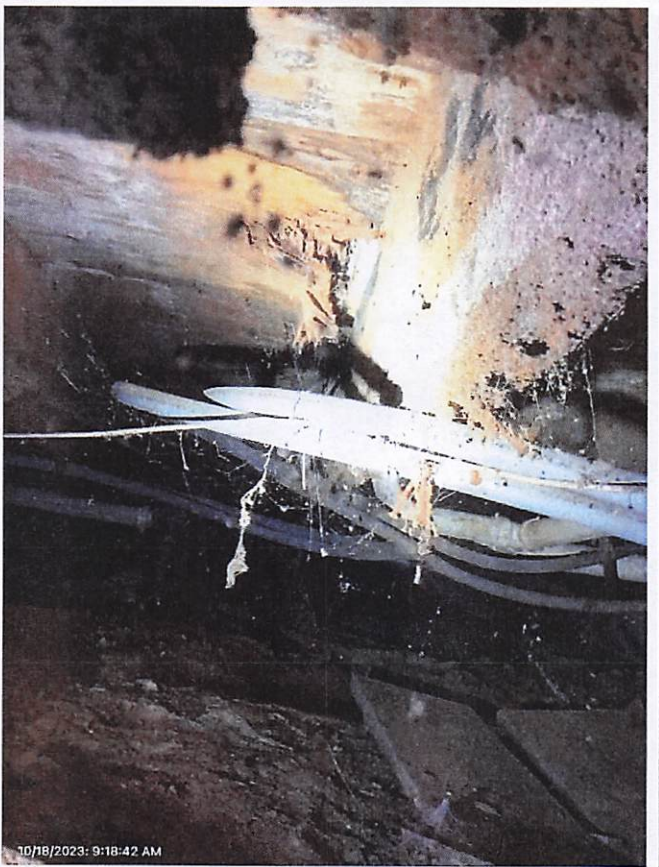
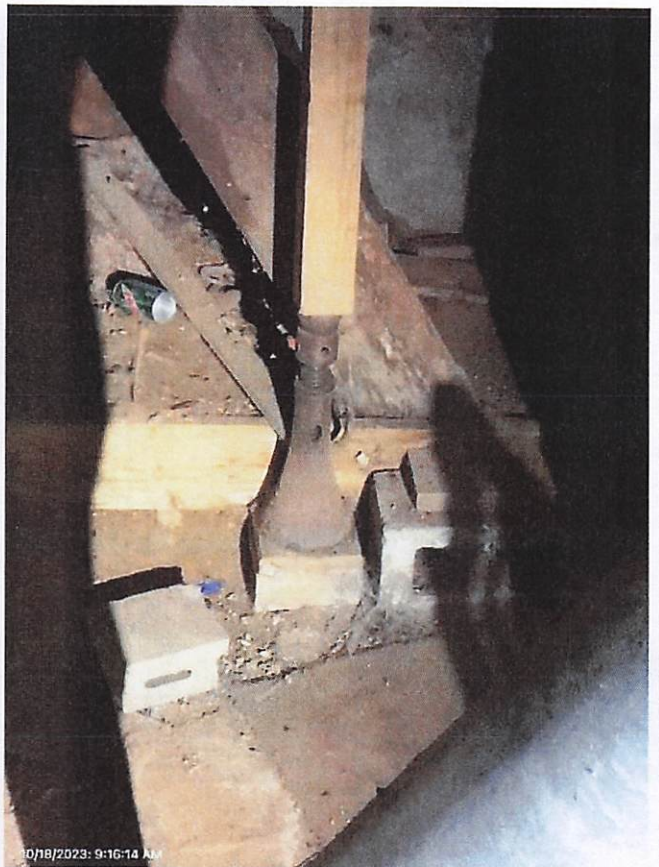


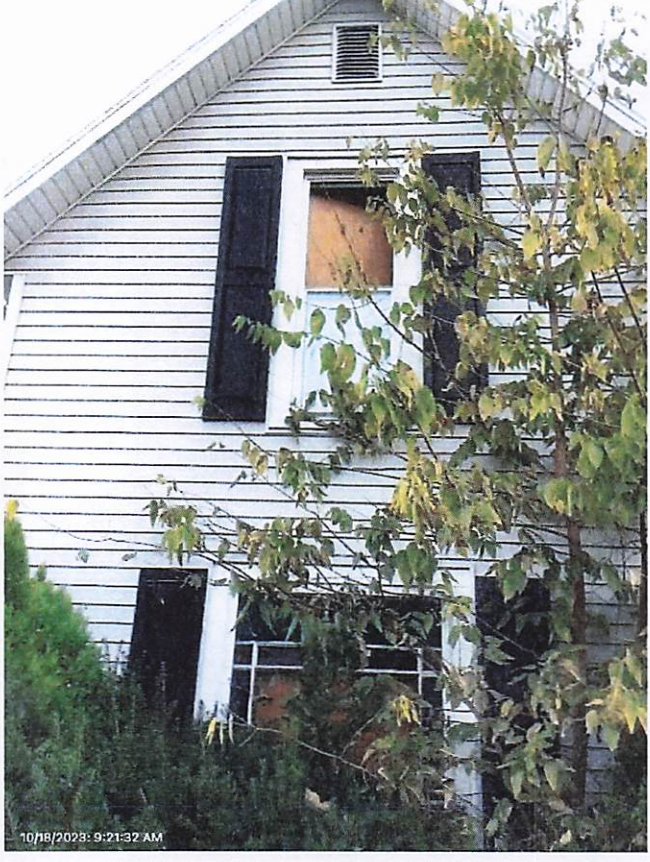
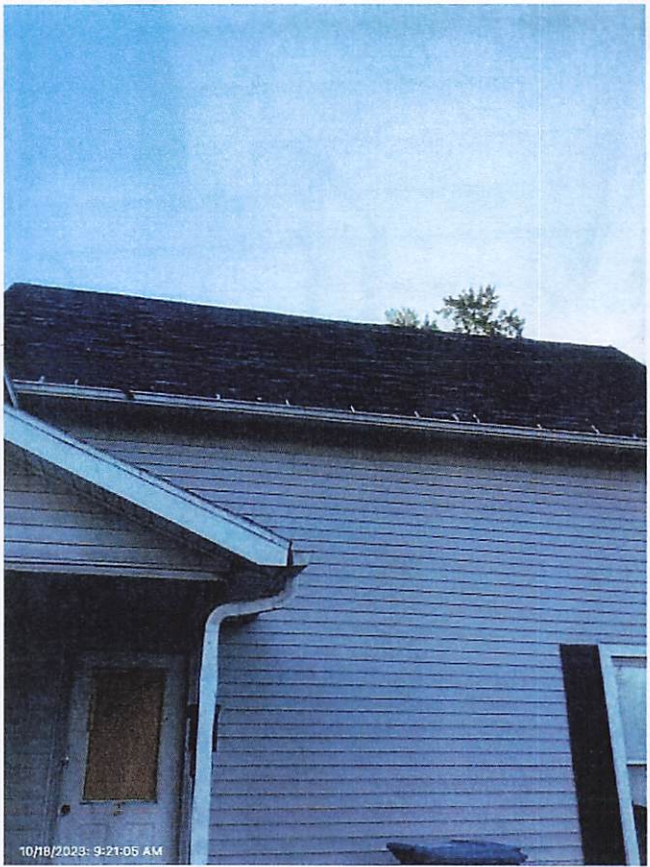


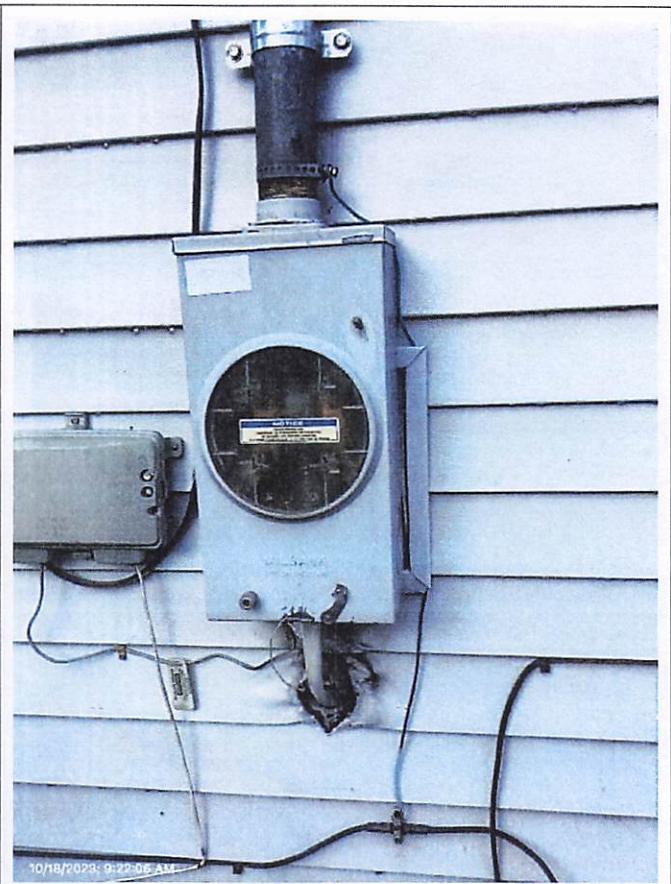












**321 W. OAKRIDGE AV. GOSHEN**

**MAIN LEVEL**

- \* REMOVE AND REPLACE FLOOR JOISTS AS NEEDED
- \* REMOVE AND REPLACE DAMAGED BASE FLOOR IN MAIN LIVING ROOM
- \* REMOVE AND REPLACE DAMAGED BASE FLOOR IN BATHROOM
- \* REMOVE AND REPLACE EXTERIOR DOORS (3)
- \* INSTALL NEW TUB, VANITY AND TOILET
- \* REMOVE AND REPLACE KITCHEN CABINETS
- \* REMOVE AND REPLACE WINDOWS (3)
- \* INSTALL NEW FURNACE
- \* NEW PAINT

**UPSTAIRS**

- \* REMOVE AND REPLACE CARPET
- \* REMOVE AND REPLACE WINDOW (1)
- \* NEW PAINT

**GARAGE**

- \* ADD MISSING INSULATION
- \* ADD DRYWALL

**EXTERIOR**

- \* REMOVE AND REPLACE ROOF SHINGLES
- \* POWER WASH

\*\*\*\*\*

ESTIMATED TIME FOR COMPLETION: 2-3 MONTHS.  
RENOVATION SCHEDULED TO START ON: 02/12/2024

GABRIEL ALVAREZ  
574-612-3913



EXHIBIT #4

**Building Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 5 • Goshen, IN 46528-3405

Phone (574) 534-1811 • Fax (574) 533-8626 • TDD (574) 534-3185  
building@goshencity.com • www.goshenindiana.org

## MEMORANDUM

**TO: BOARD OF PUBLIC WORKS**

**From: GOSHEN BUILDING DEPARTMENT (TRAVIS EASH)**

**Date: FEBRUARY 8, 2024**

**Subject: 702 N 6<sup>TH</sup> STREET**

My initial inspection of the property at 702 N 6<sup>th</sup> Street was conducted on October 16, 2023. The photos from that inspection are attached. To my knowledge the property is still in this condition.

While conducting my inspection I witnessed multiple violations, and in which several of those have made the structure unsafe. Violations that make the property unsafe are several areas where there are signs of roof leaks and water damage to structural members and collapsed ceilings. Several areas around the foundation and have cracks and/or holes, areas where foundation blocks have failed calling into question the structural integrity.

There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout property and missing doors allowing the property to be accessible to vagrants and the house has become a target for squatters and vandals.

There are no building permits on record for this property. The last certified rental inspection was in May of 2014, and the last water usage at the property was in March of 2014.

This property was part of an Auction on January 27<sup>th</sup> and has changed owners since the initial inspection. The property must be bought up to Code and compliant with the 2020 Indiana Residential Code. The Building Departments recommendation is that the Building Commissioner's Order be adopted and that the new owner is given 90 days for substantial repairs or demolition of the structure.

Thank you,

Travis Eash



**Building Department**

**City of Goshen**

204 E Jefferson St • Goshen, Indiana 46528

Phone: 574-534-1811 • Fax:

building@goshencity.com • www.goshenindiana.org/building-department

October 17, 2023

Ron Davidhizar  
203 Middlebury St  
Goshen, IN 46528

**RE: Unsafe Vacant Property at 702 N 6th St**

Dear Ron Davidhizar:

The City of Goshen inspected the vacant property at 702 N 6th St on 10/16/2023. As a result of the inspection, the building has been determined to be unsafe because it is not maintained in a manner that allows human habitation. The inspection identified numerous code violations that must be corrected to bring the property into compliance with the Goshen Neighborhood Preservation Ordinance.

The following repairs need to be completed by **October 30, 2023**.

---

**6.3.1.1(ff)**

**Vacant Property to be Secured**

NPO

If a building, garage, accessory or structure is vacant, all exterior doors, exterior windows, exterior basement entrances and any other points of entry shall be locked and secured from intrusion by unauthorized persons.

**Front door is open, basement door is open and property freely accessible to vandals and squatters along with animals.**

---

**6.3.1.1(c)**

**Roof**

NPO

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the building. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a hazard on the premises or adjacent property.

**Signs of possible roof leak in 2nd story. Plaster has collapsed exposing water damaged lath on walls and ceiling.**

**Soffit has begun to collapse in rear of property**

**Fascia board around property is not properly weather protected and is severely water damaged**

---

**6.3.1.1(d)**

**Windows and Doors**



NPO Every window, exterior door, and basement hatchway shall be reasonably weather tight and rodent proof, and shall be kept in sound working condition and good repair. All glazing materials shall be maintained free from cracks and holes.

Multiple broken windows throughout property

---

**6.3.1.4(g) Properly and Safely Installed Electrical Equipment**

NPO All electrical equipment, wiring and appliances shall be properly and safely installed in accordance with the provisions of any applicable Building, Plumbing or Electric Code adopted by the City of Goshen or the State of Indiana and thereafter properly maintained.

No working electrical system.

Exposed/cut wiring throughout entire property.

Electrical panels have been tampered with and not safely installed.

---

**6.3.1.2(j) Gas Water Heater**

NPO A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters

Gas line has been cut to the water heater. Water heater is in an inoperable condition.

---

**6.3.1.3(e) Heat Supply**

NPO Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and rooms in every dwelling unit located therein to a temperature of at least sixty-five (65) degrees Fahrenheit, and whenever the outside winter conditions are at least zero (0) degrees Fahrenheit. Unvented fuel burning space heaters shall not be used to provide primary heating.

No working heating system. Both furnaces are inoperable and much of the duct work is rusted and/missing and damaged.

Much of the gas lines have been cut or removed.

---

**6.3.1.7(a) Plumbing**

NPO At least one flush toilet, bathroom sink, and bathtub or shower properly connected to the water and sewer systems of the City and in good working condition shall be supplied for every eight (8) persons, or fractions thereof, residing within a hotel or rooming house, including members of the operator's family whenever they share the use of such facilities; provided, that in a hotel or rooming house where rooms are let to males, flush urinals may be substituted for not more than one-half the required number of toilets. All other facilities shall be so located within the building as to be reasonably accessible from the common hall or passageway to all persons sharing such facilities. Every bathroom sink, and bathtub or shower shall be supplied with hot water at all times.

No working plumbing system. Much of the plumbing has been cut or removed.

---

**6.3.1.6(b)(1) Clean and Sanitary Dwelling Unit**

NPO

Every occupant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he or she occupies and controls.

The interior and exterior of property has accumulated a lot of trash and materials

---

**6.3.1.1(b)**

**Privacy, Weather Tight, Good Repair - Exterior**

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

Multiple areas around foundation that have holes that is allowing weather and rodents to enter property

Areas of block foundation have failed and compromised the strength of the foundation.

---

**6.3.1.1(b)**

**Privacy, Weather Tight, Good Repair - Interior**

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

Ceiling panels have collapsed throughout main level

Second story ceiling has collapsed in certain areas due to possible roof leak

Multiple areas throughout house where there are holes in the walls, wall coverings have collapsed or have been removed and is down to the studs

Torn flooring throughout house causing a trip hazard

Porch floor is showing signs of decay

---

**6.3.1.1(g)**

**Unpainted Surfaces - Interior**

NPO

All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. All painted surfaces shall be properly coated and weather tight.

Interior of house has chipping and peeling paint throughout

---

**6.3.1.1(x)**

**Unsafe Structure(s) - Fire Hazard**

NPO

The building or structure shall not, because of obsolescence, dilapidated condition, deterioration, damage, lack of sufficient fire resistive construction, electrical wiring, gas connection, or heating apparatus, become a fire hazard.

The foundation strength has been compromised due to cracks and large holes.

House has become unsafe due to dilapidated condition from neglect and the damage throughout property and the lack of an electrical, plumbing and heating systems

The structure is freely accessible with the front door wide open.

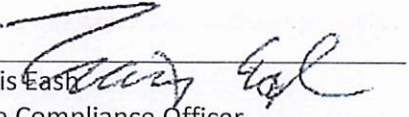
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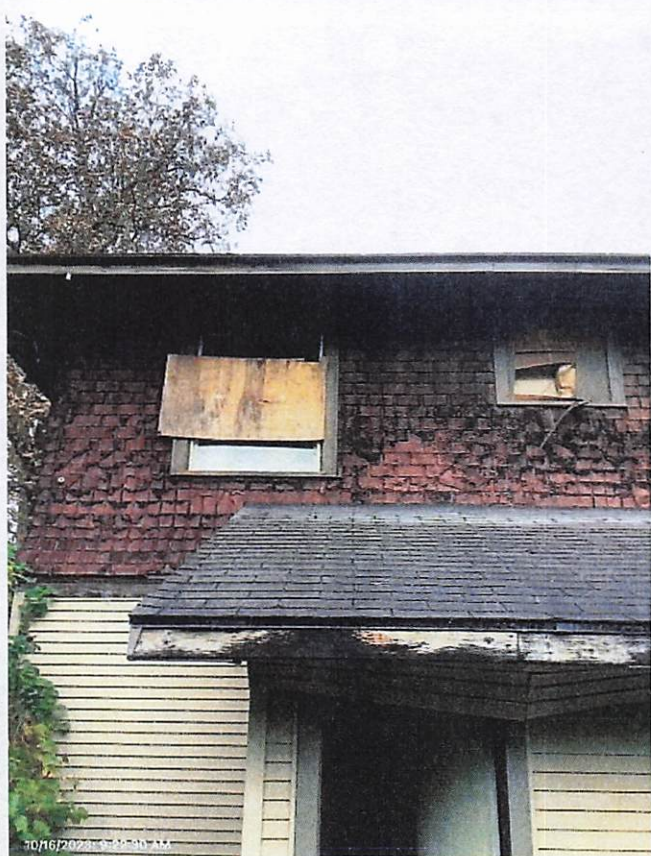
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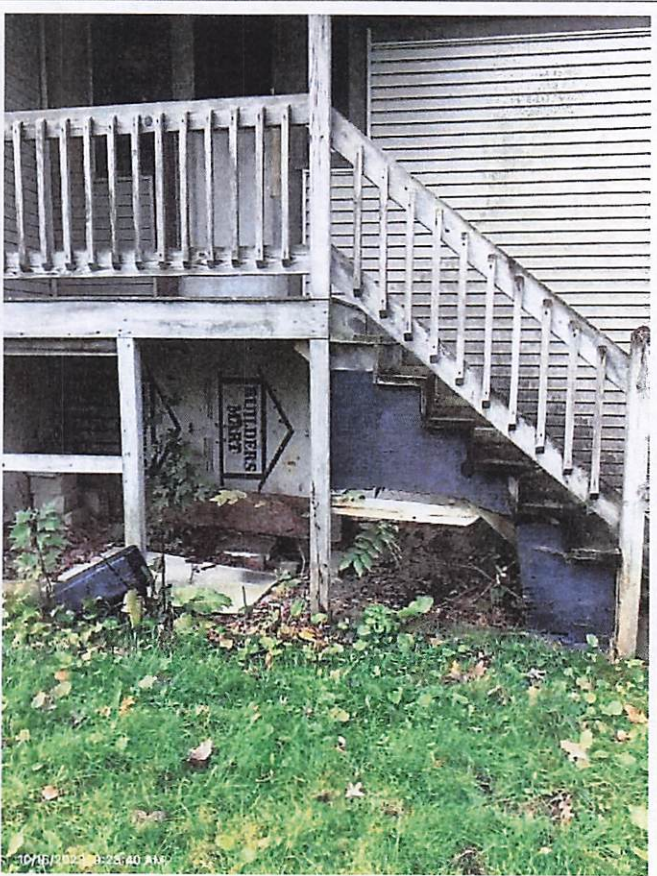
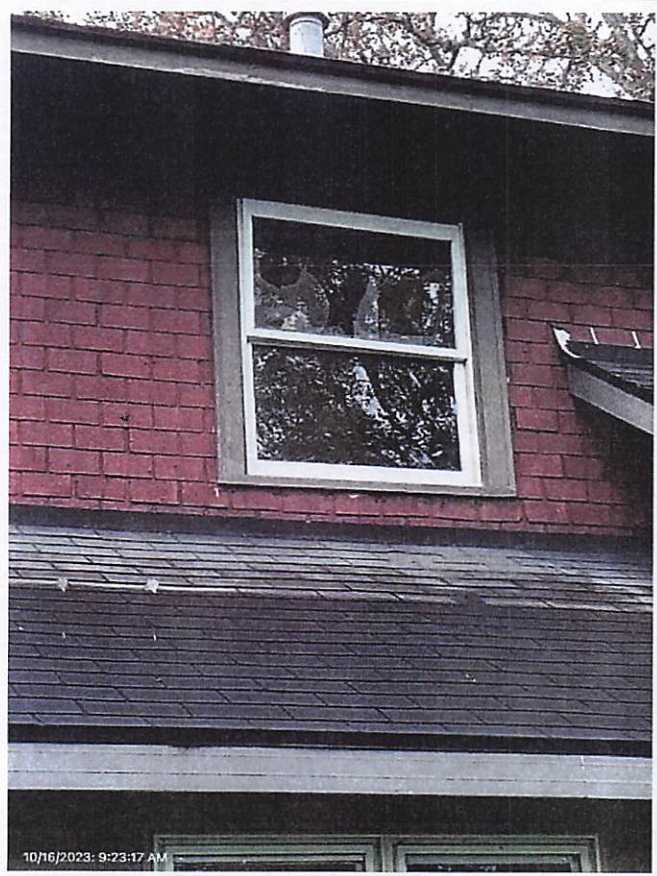
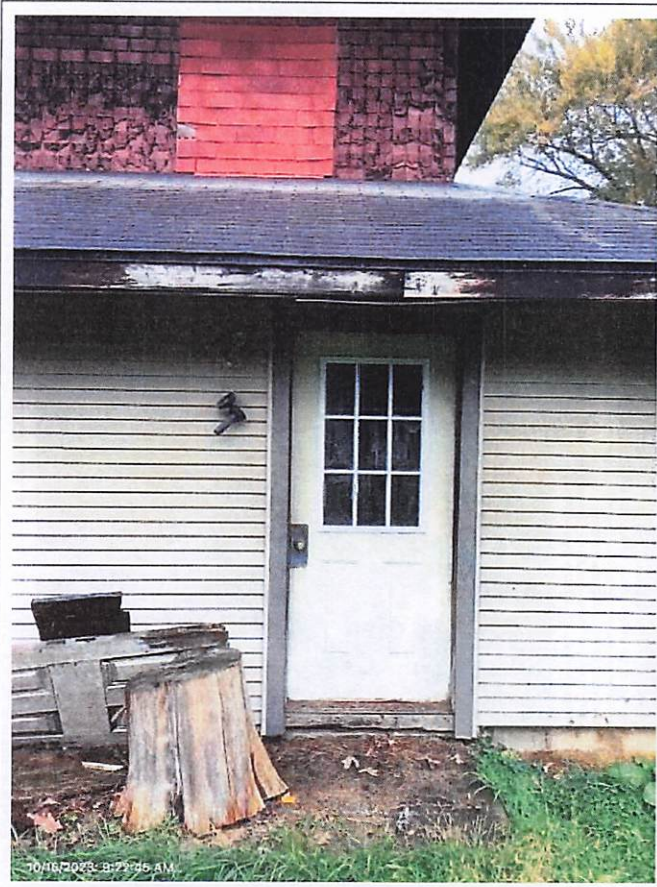
If addition, if the property is intended to be used as a rental, it will require registration with the Building Department.

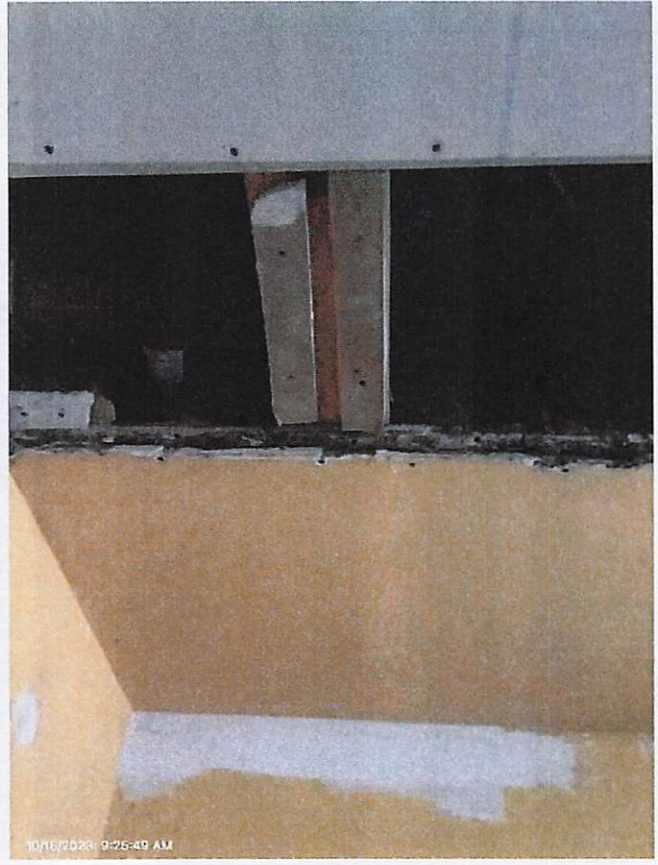
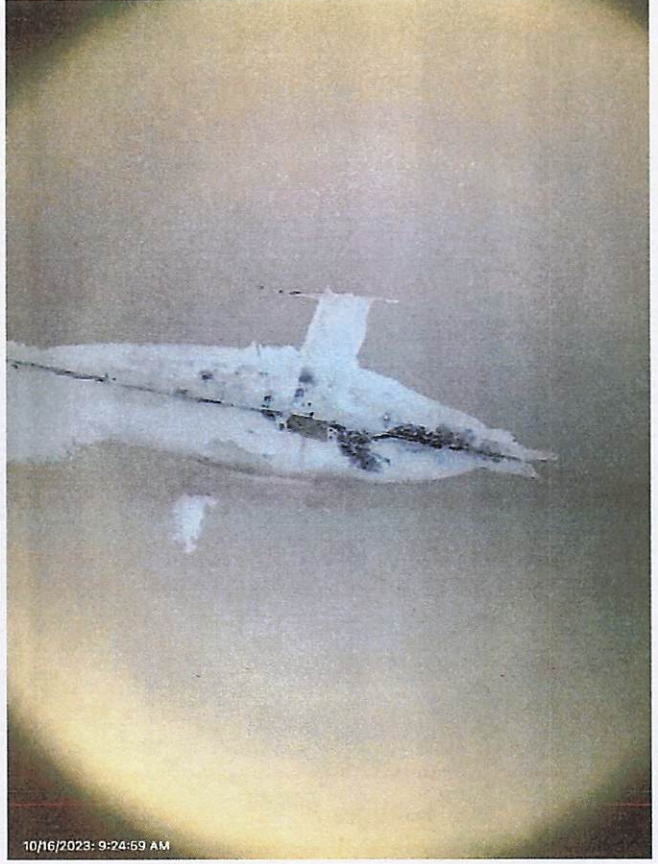
Thank you for your cooperation in allowing the City of Goshen to conduct this inspection.

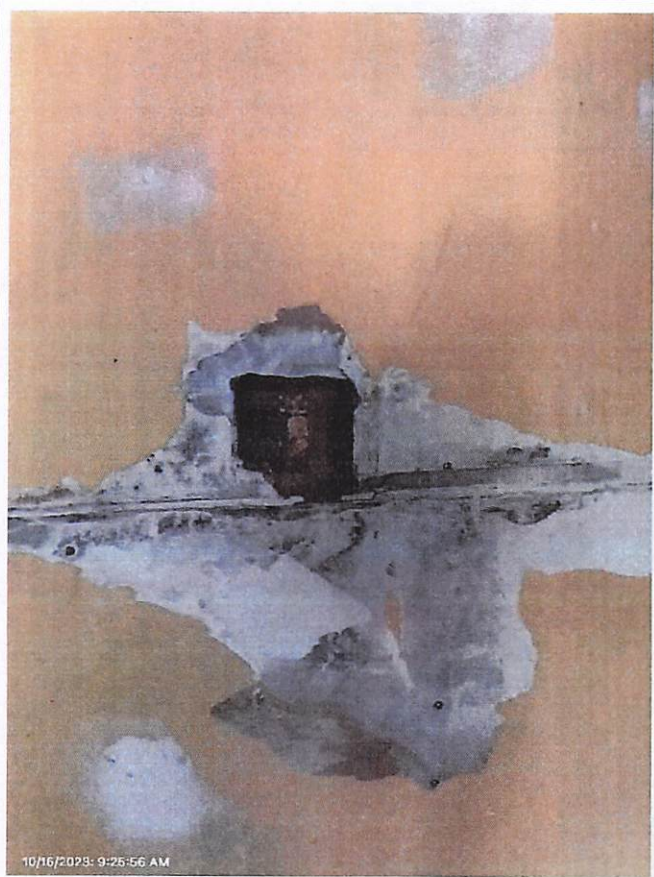
Respectfully,

  
Travis East  
Code Compliance Officer

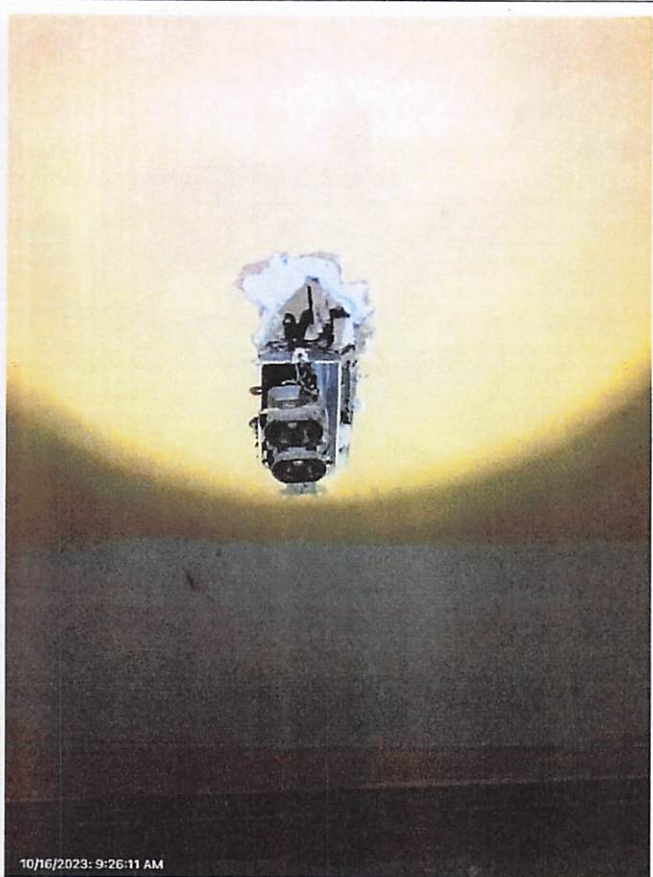




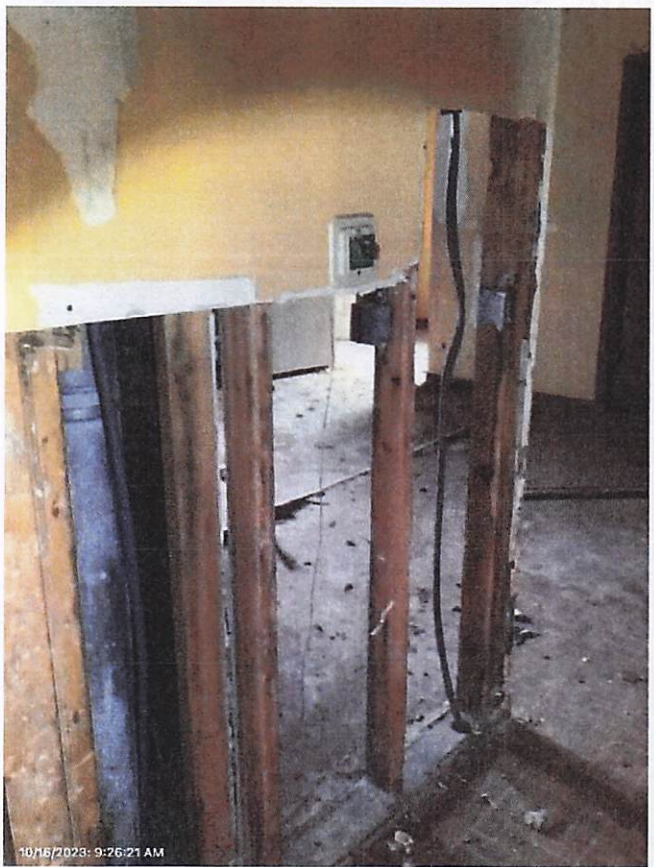




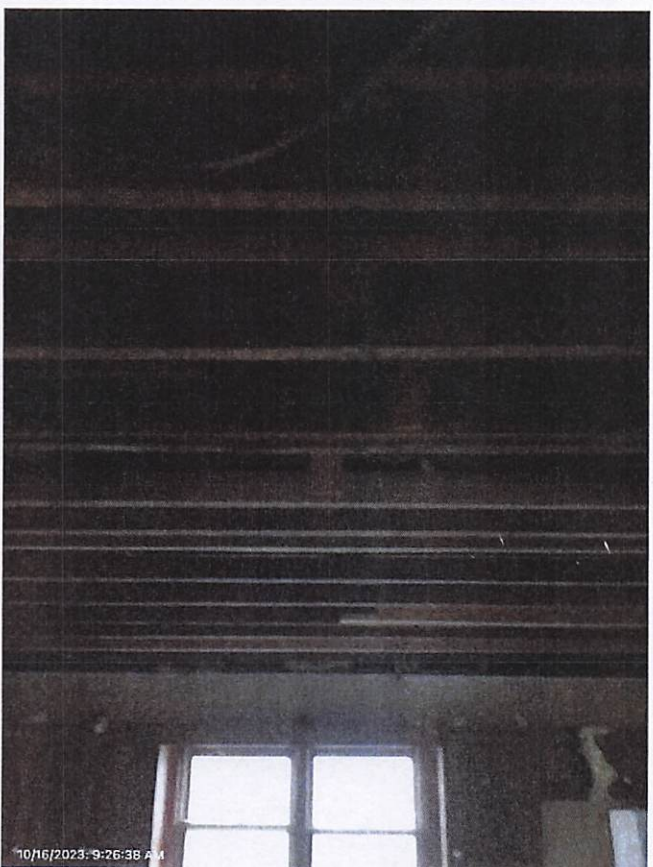
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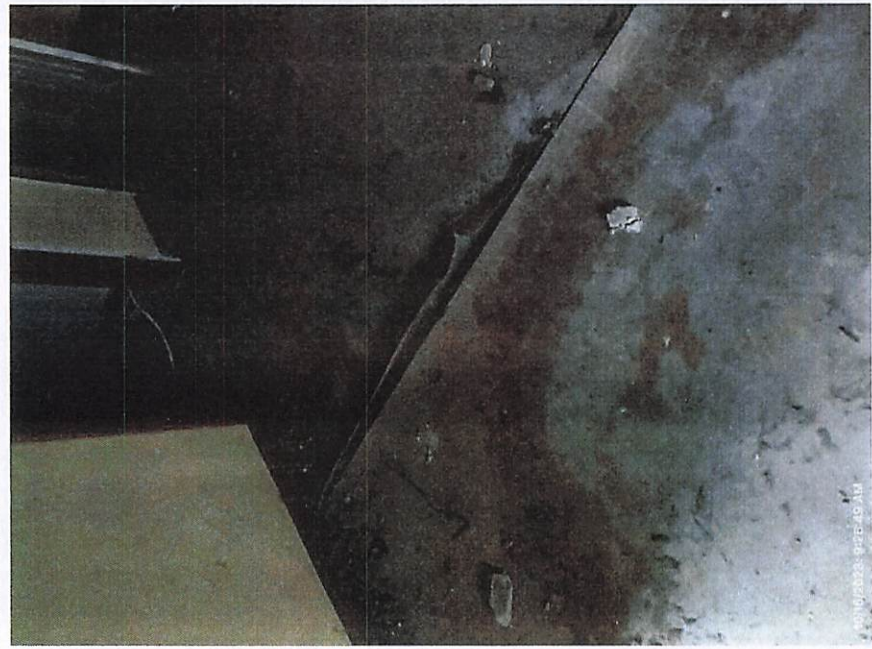
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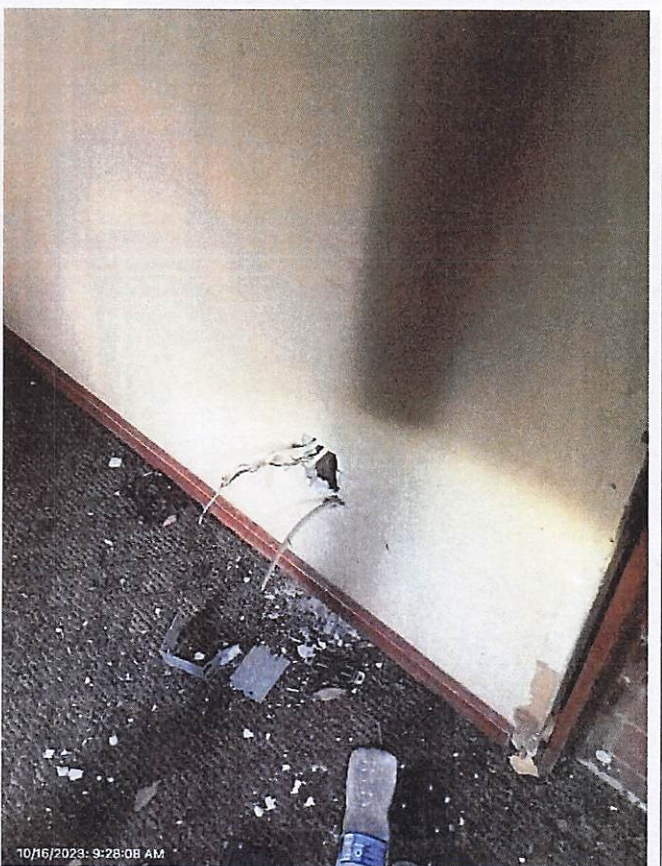
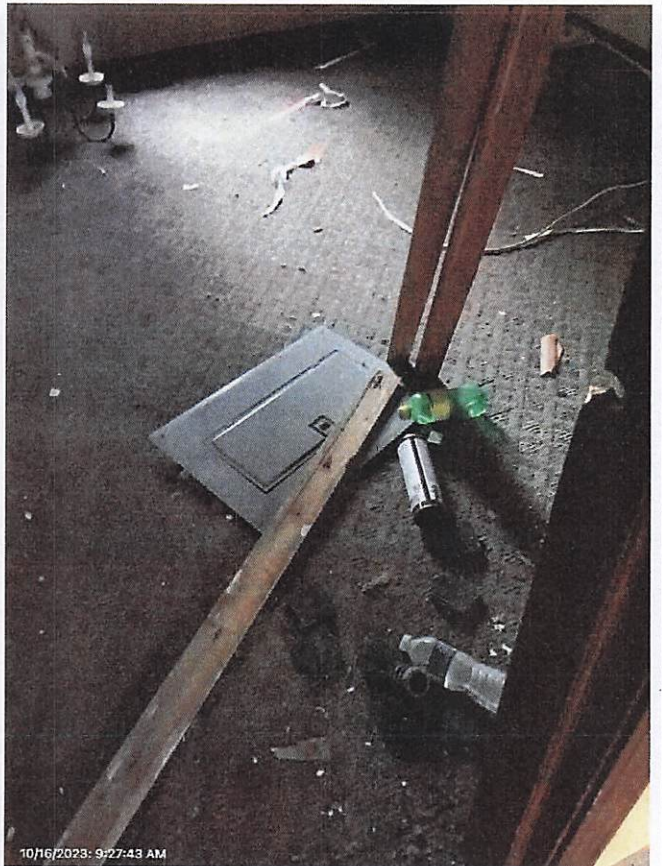
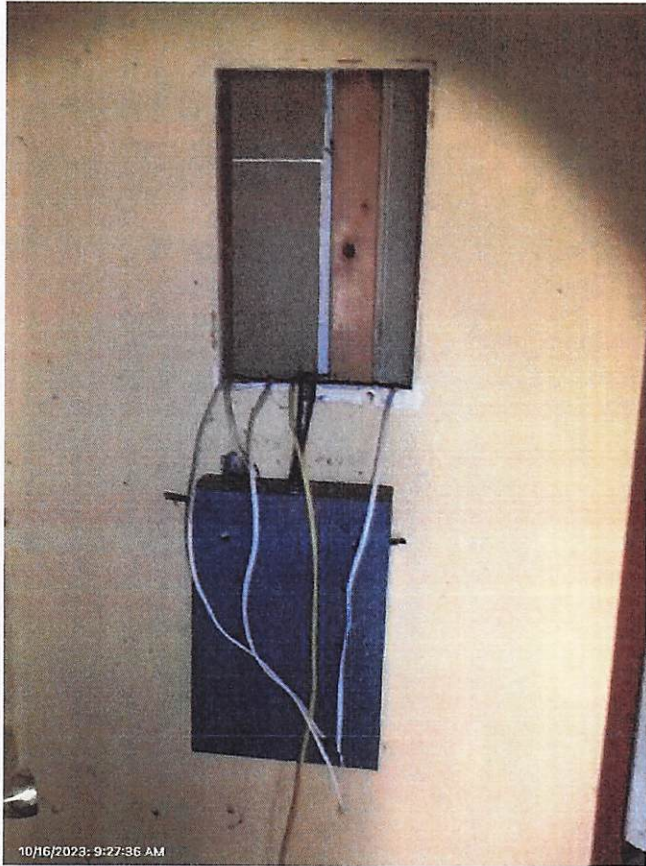
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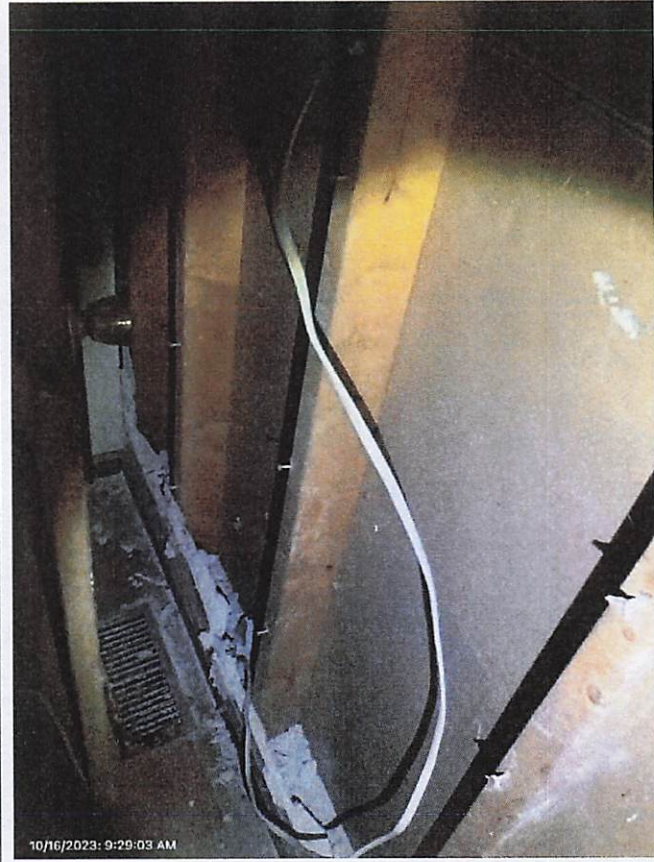
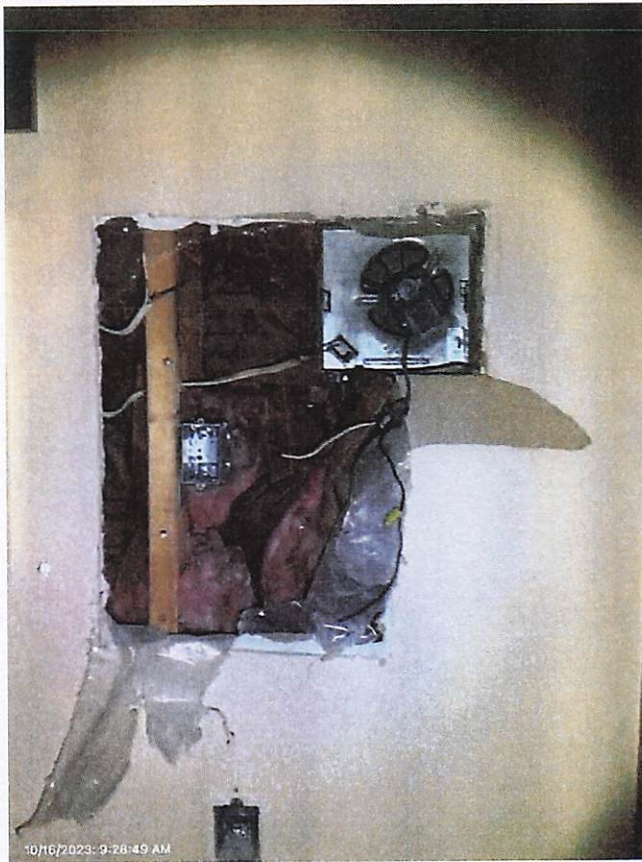
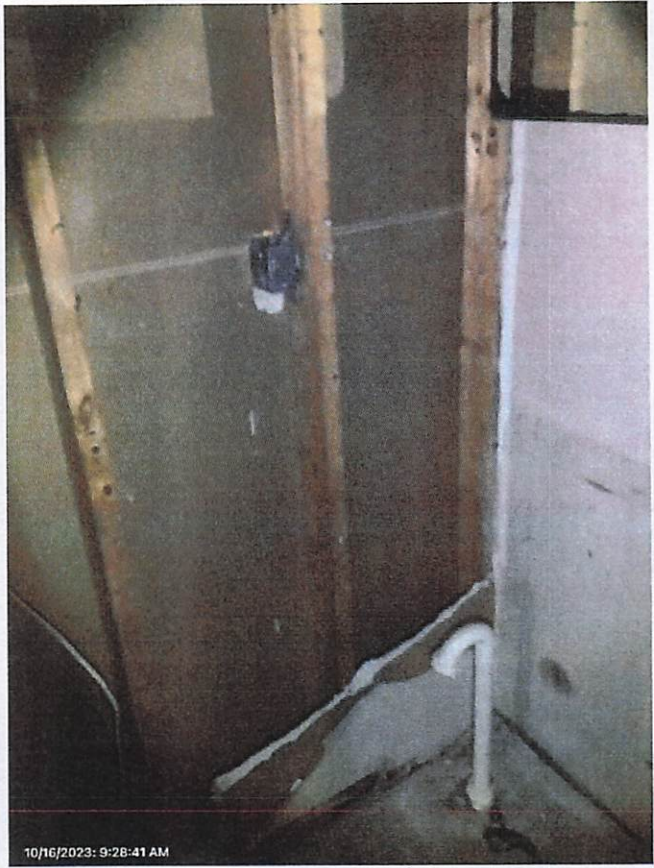
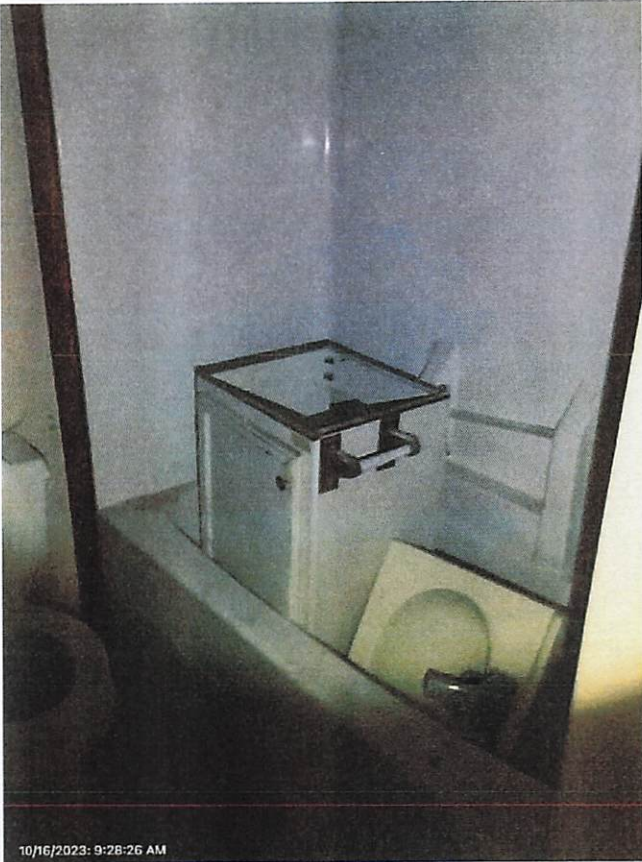


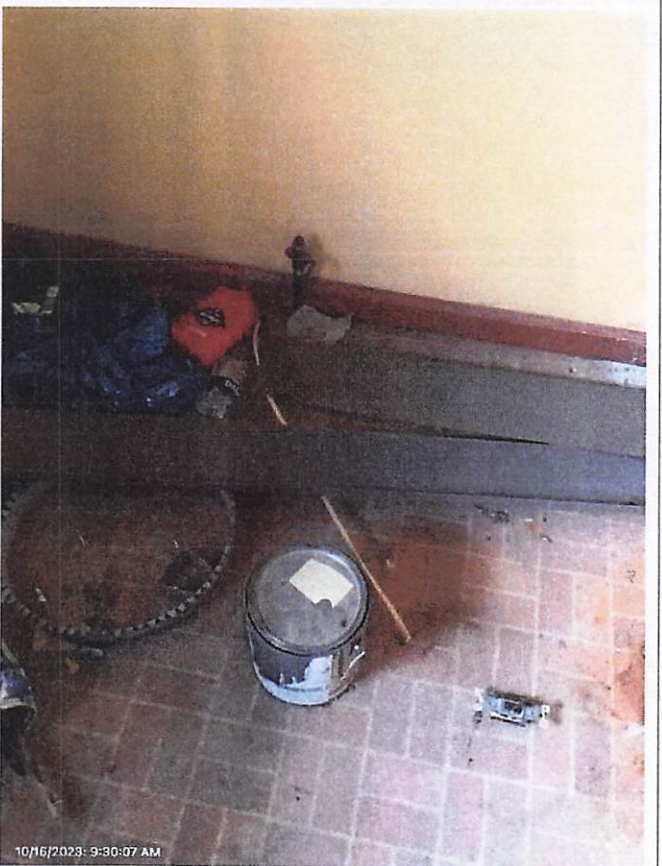
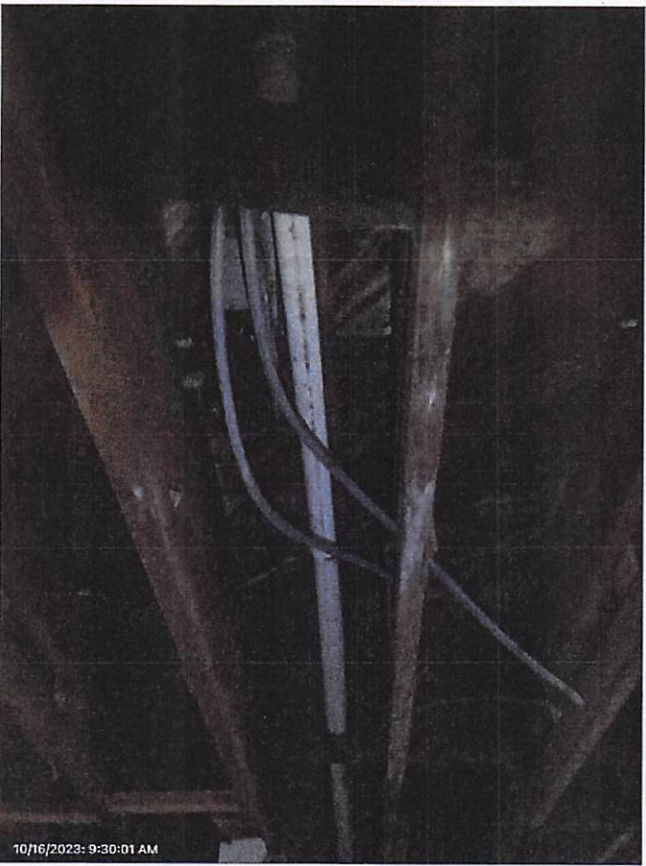
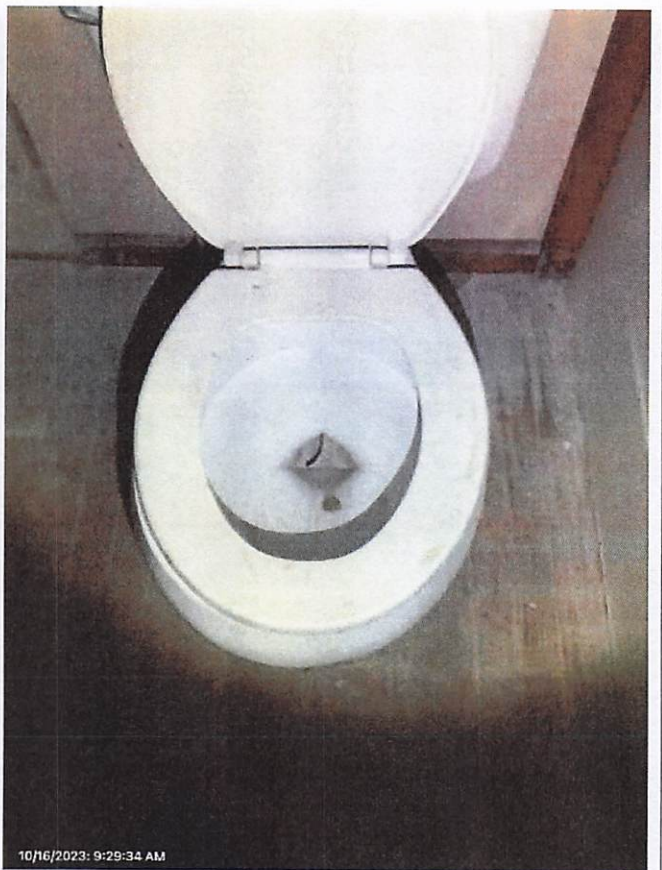
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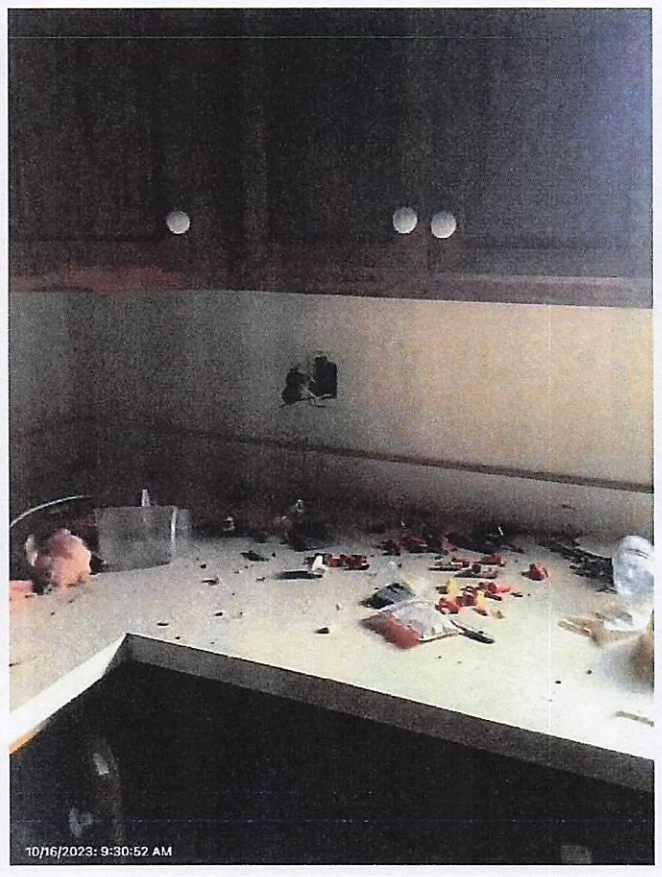
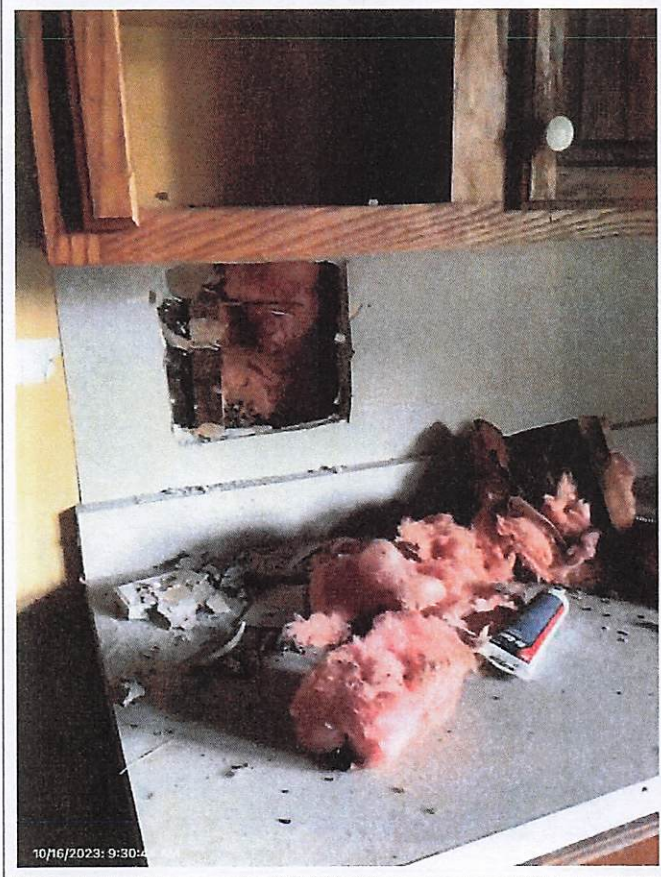
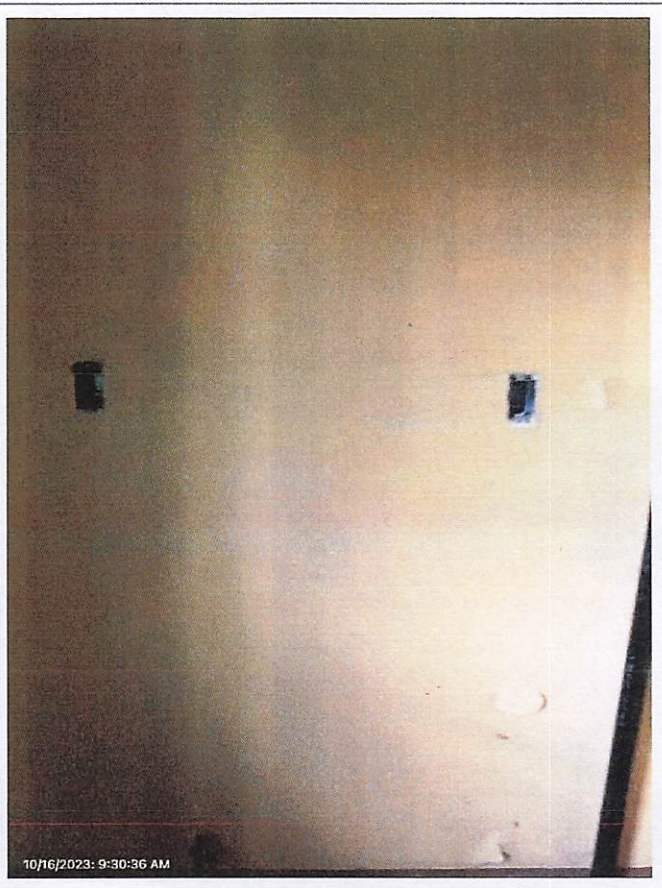
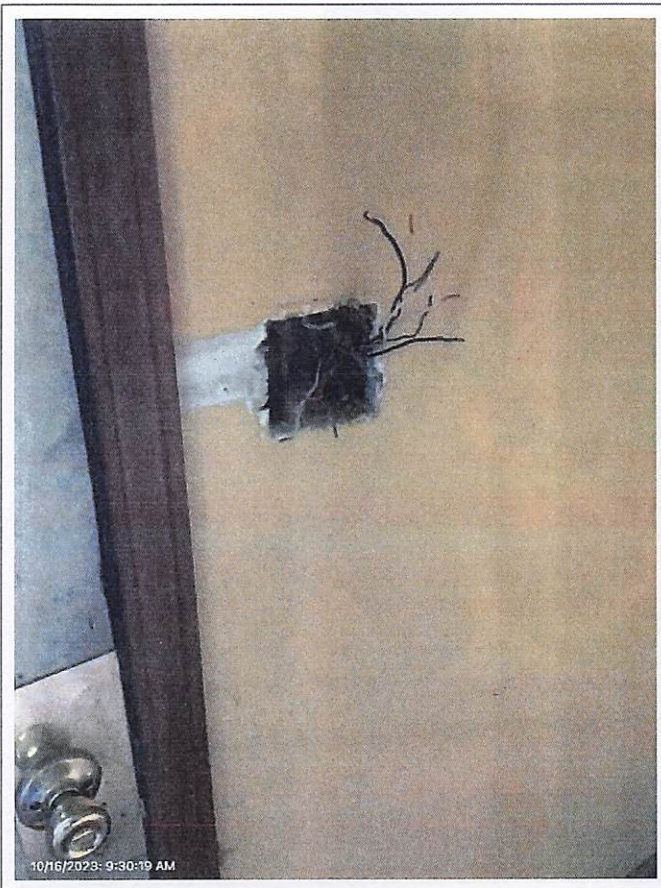


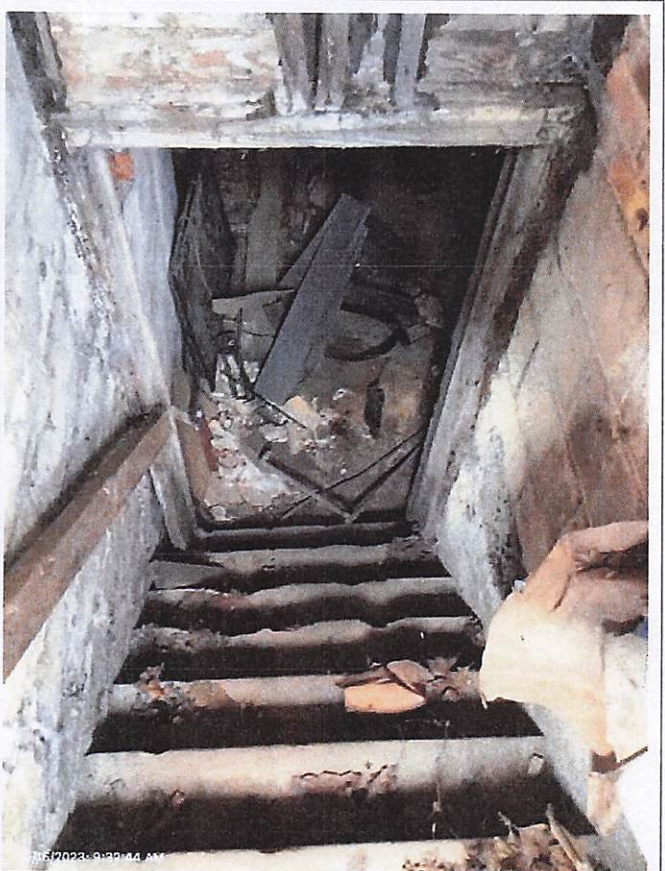
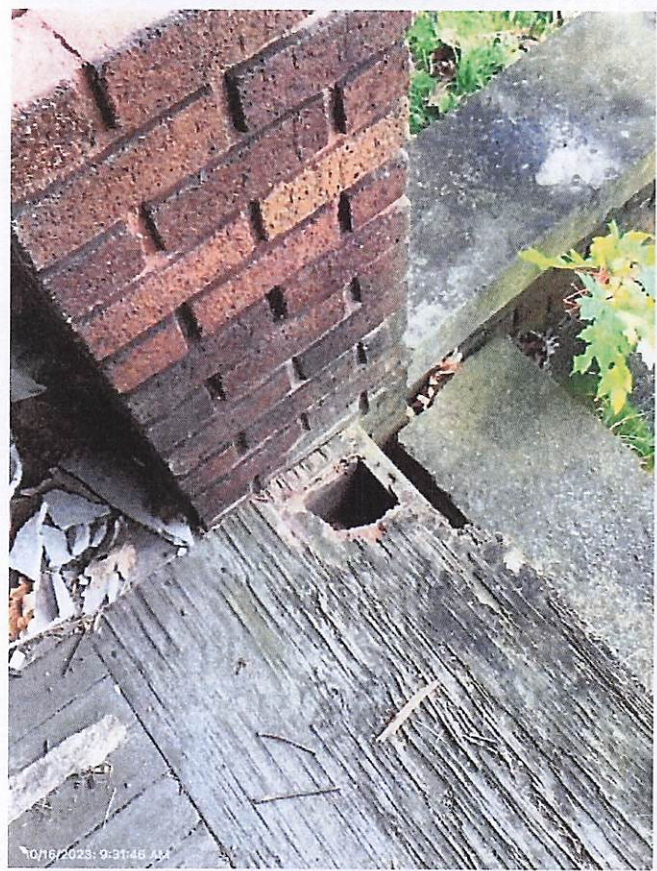
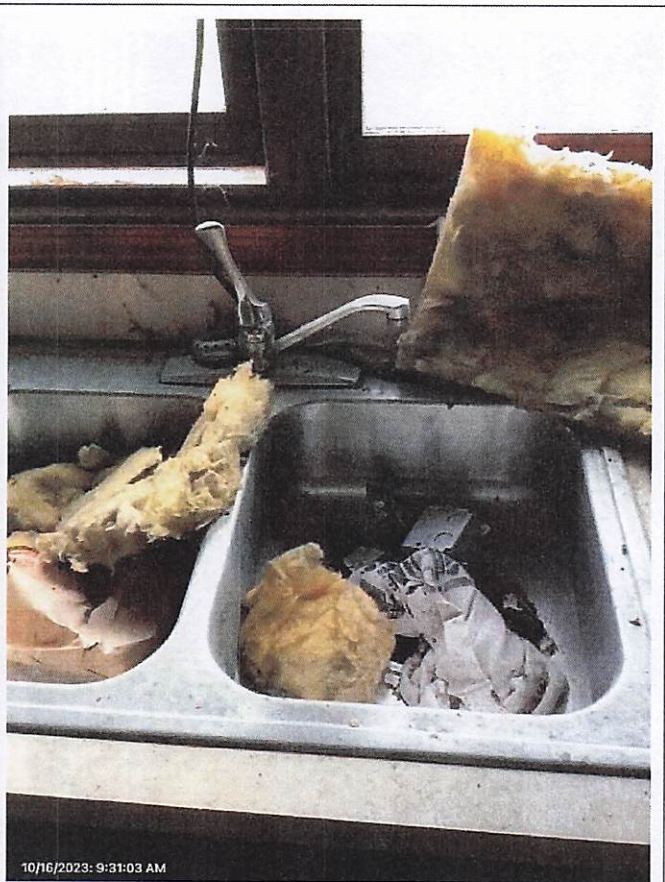
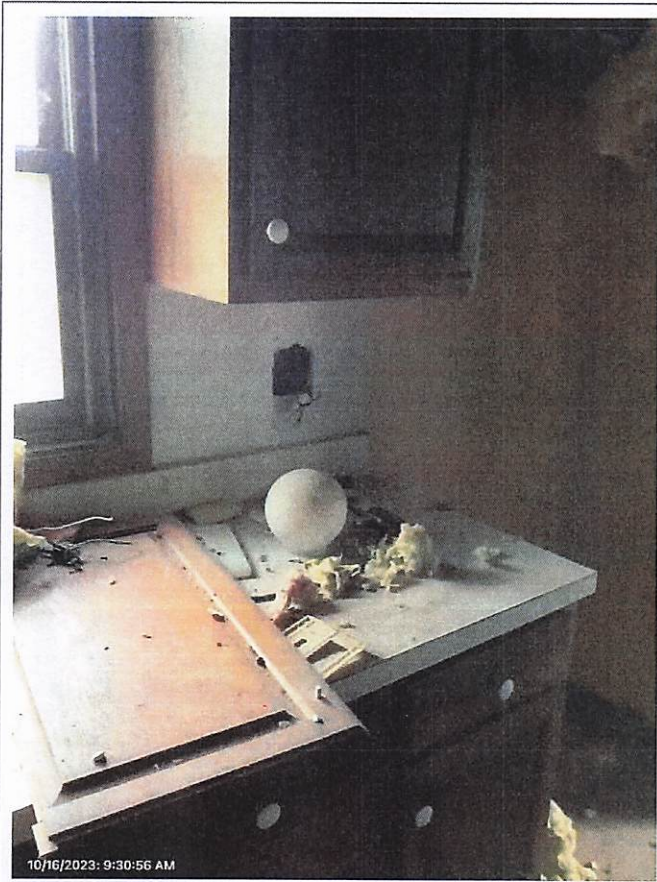


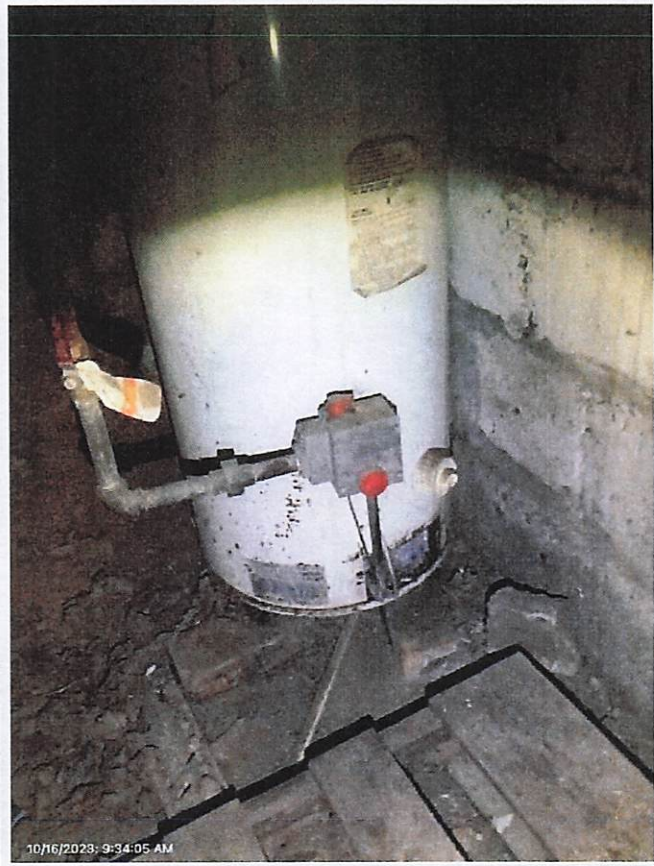
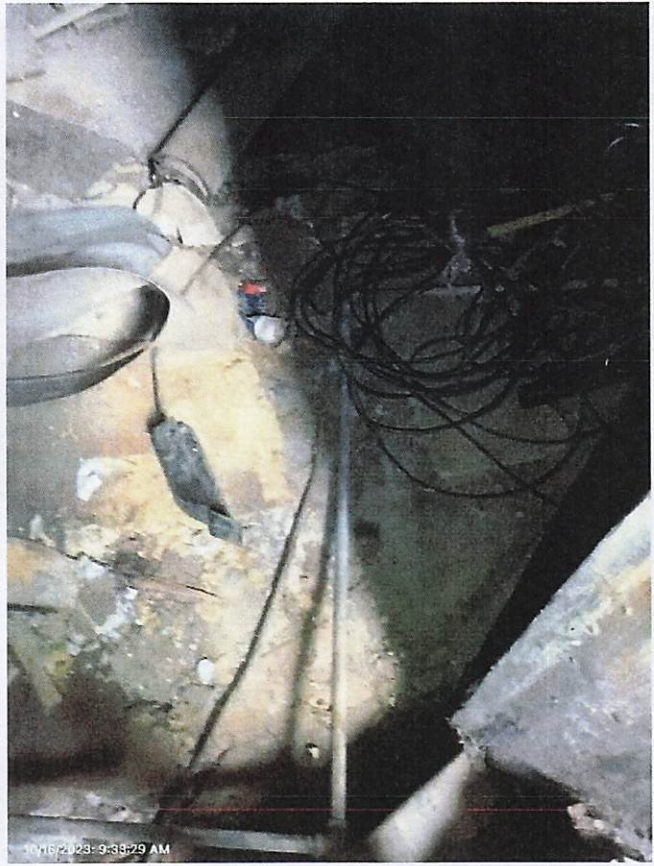
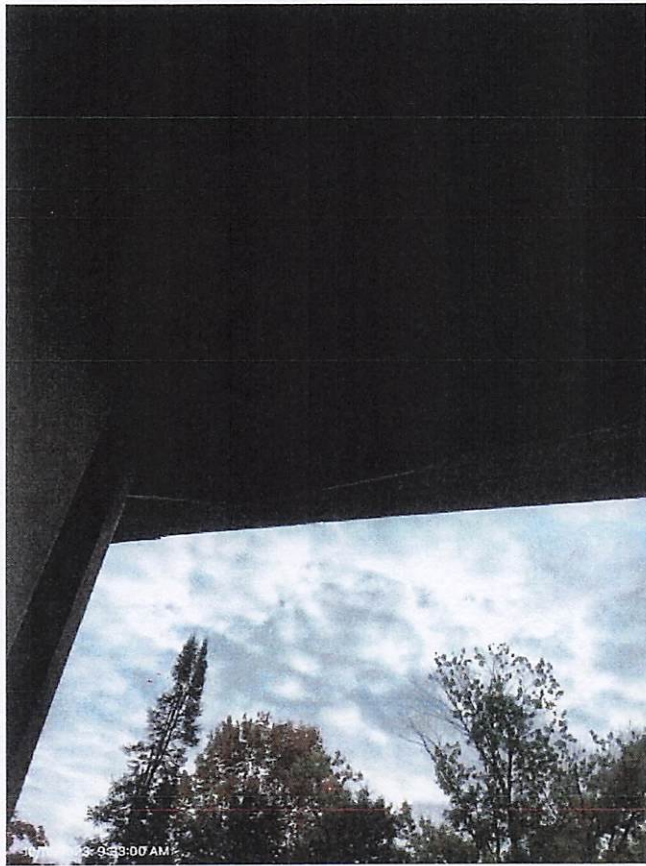


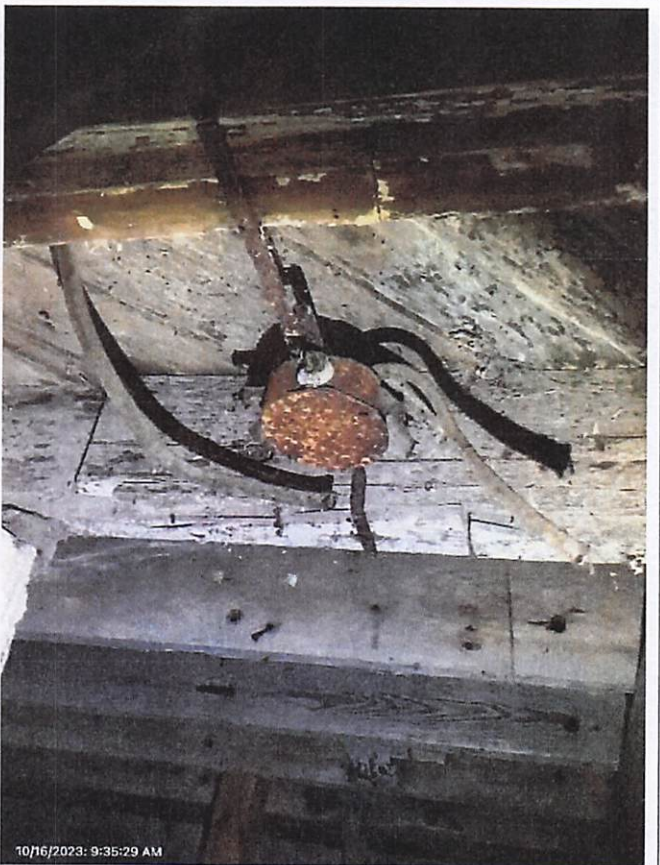
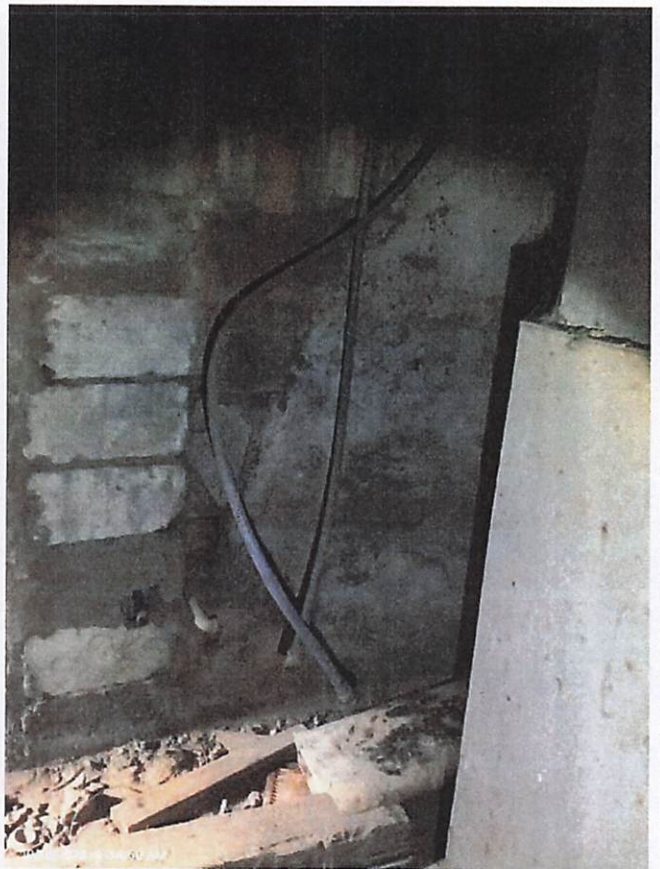
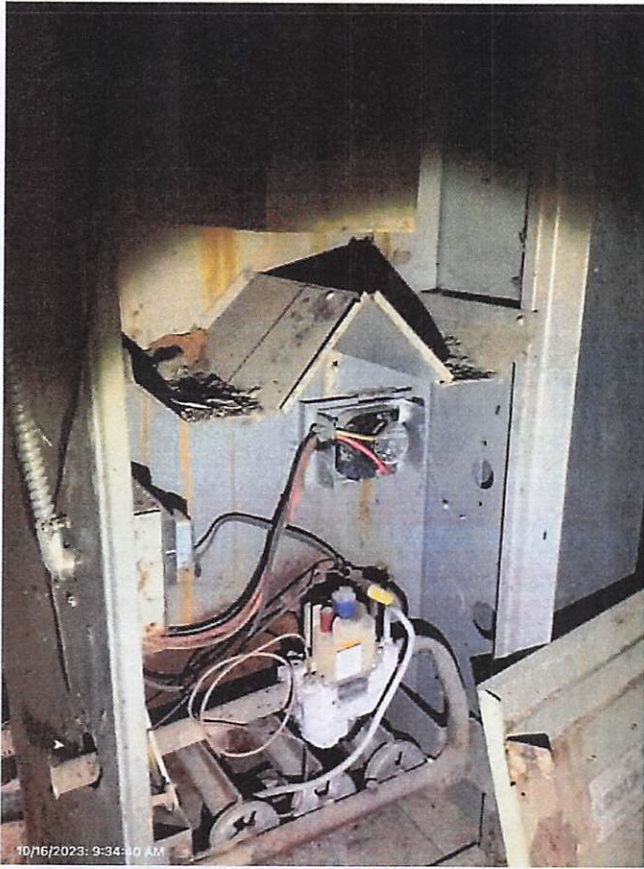


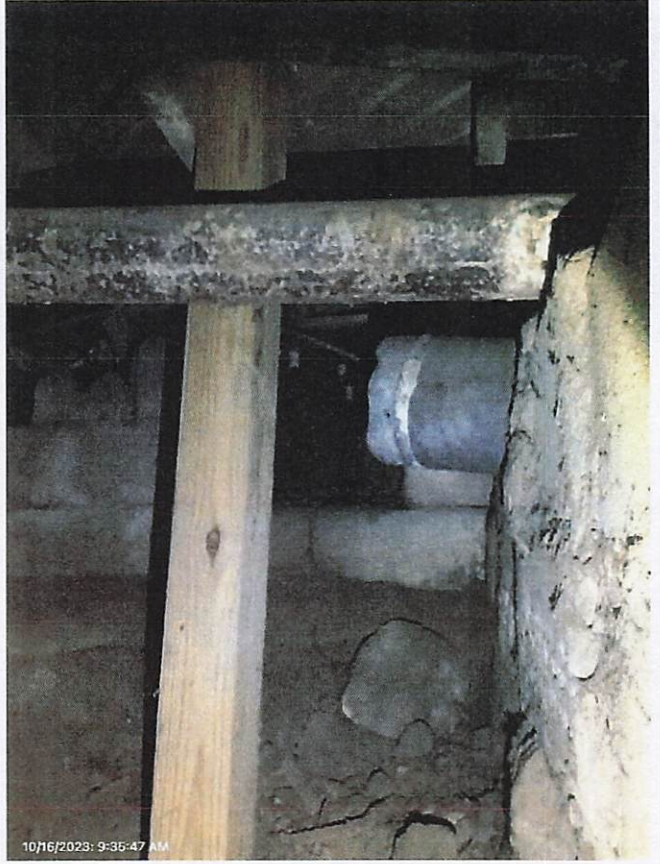




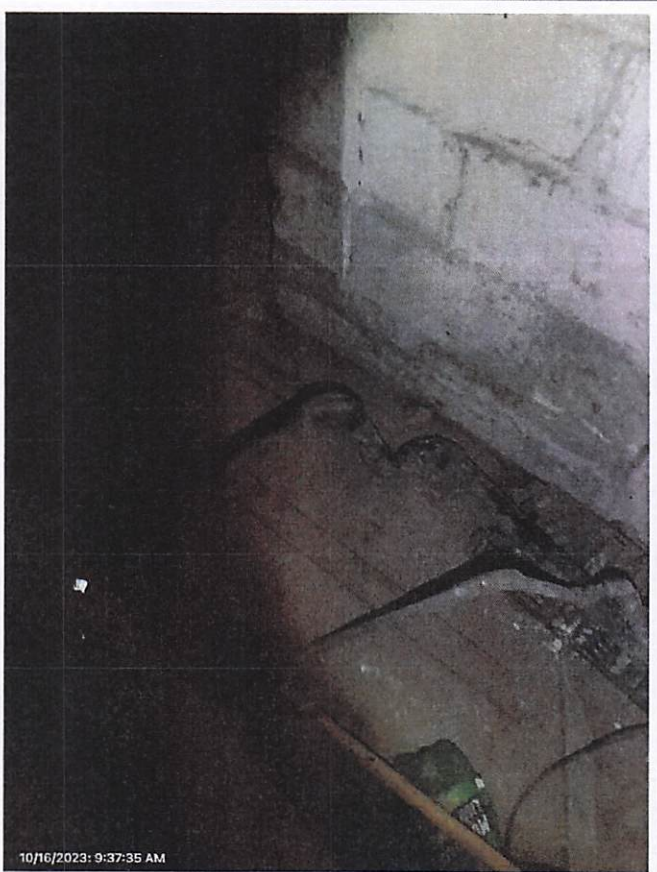
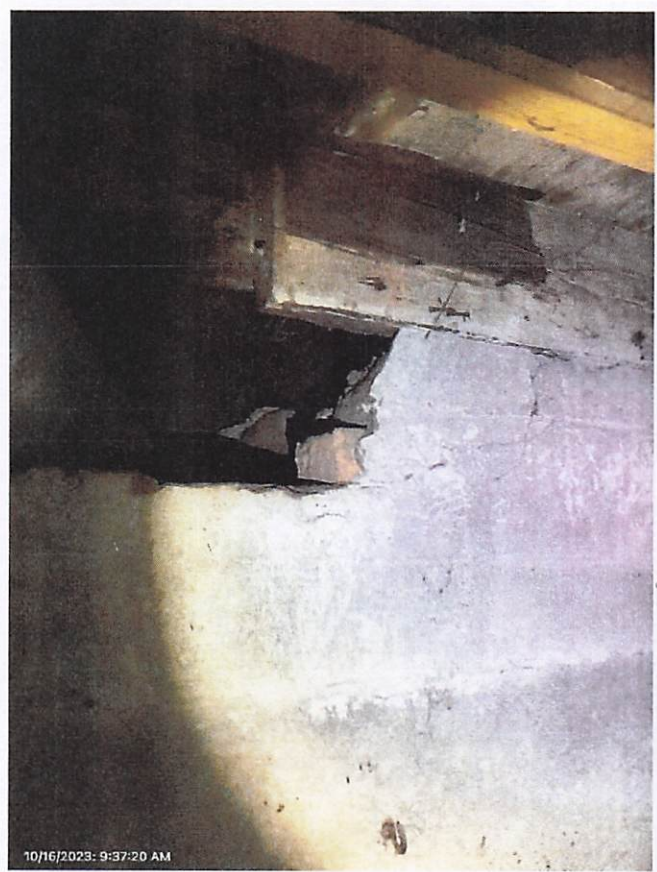
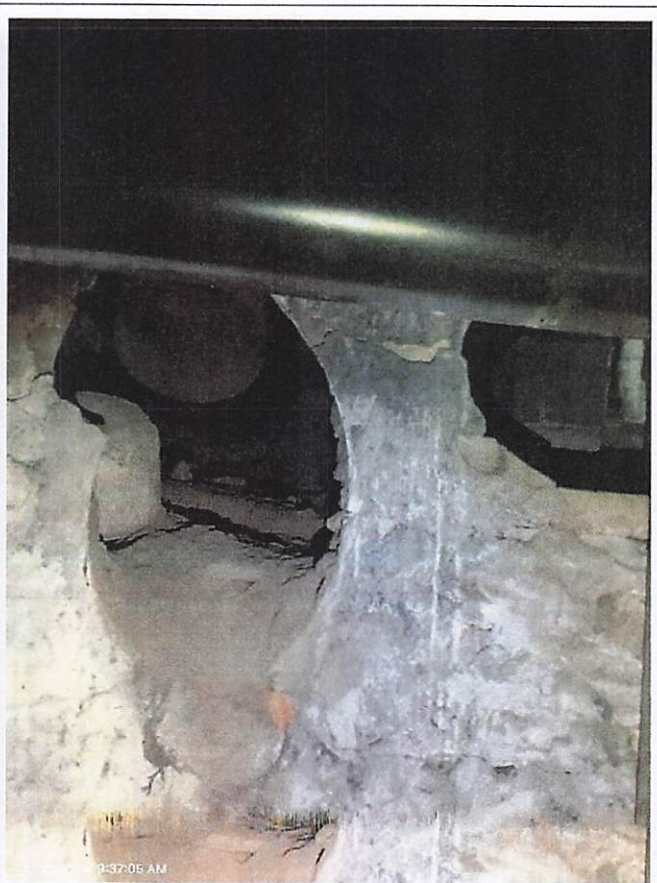
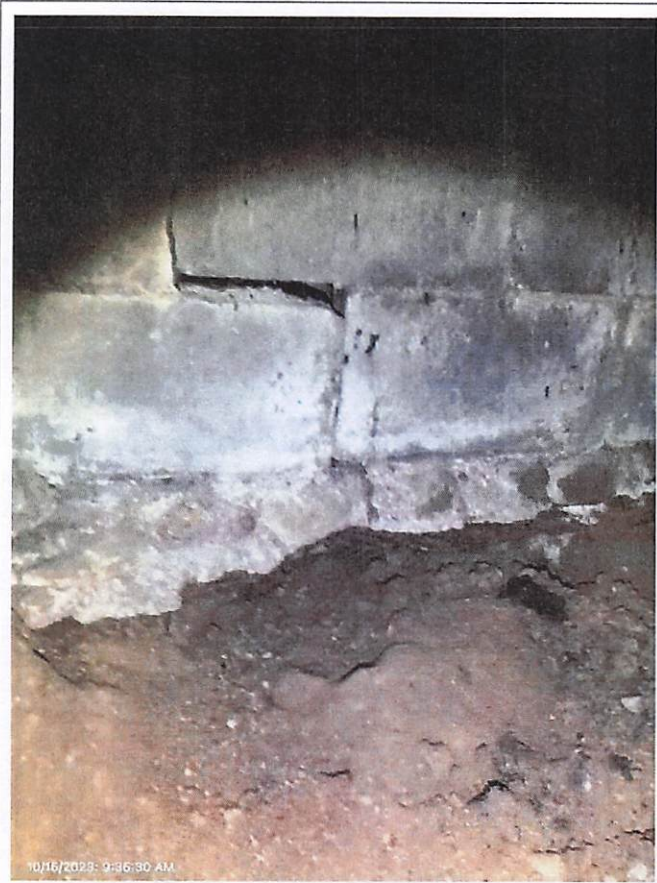






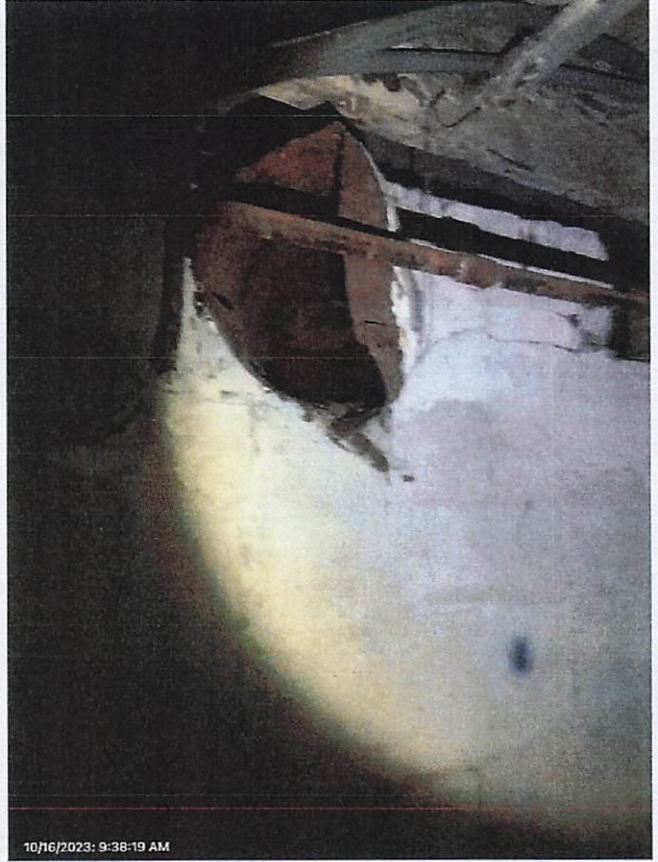




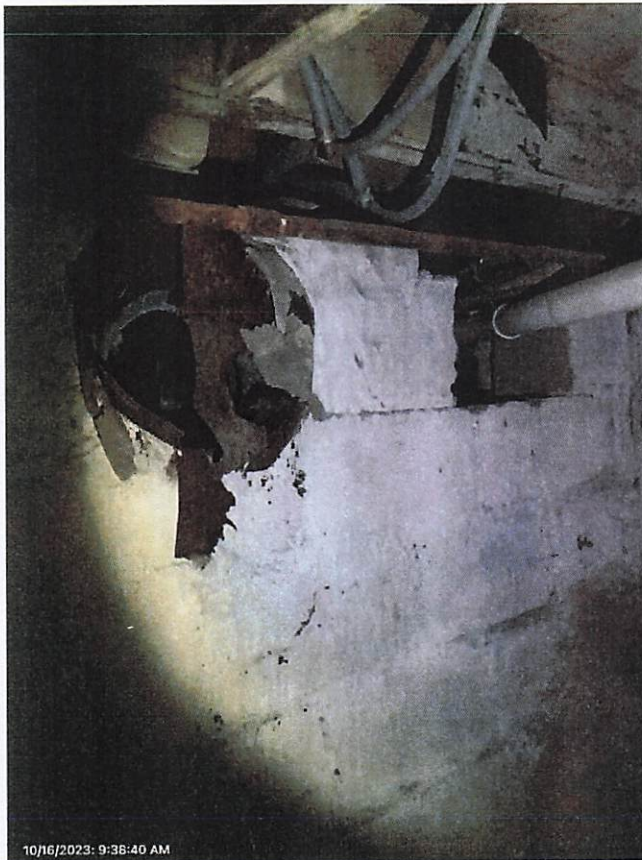




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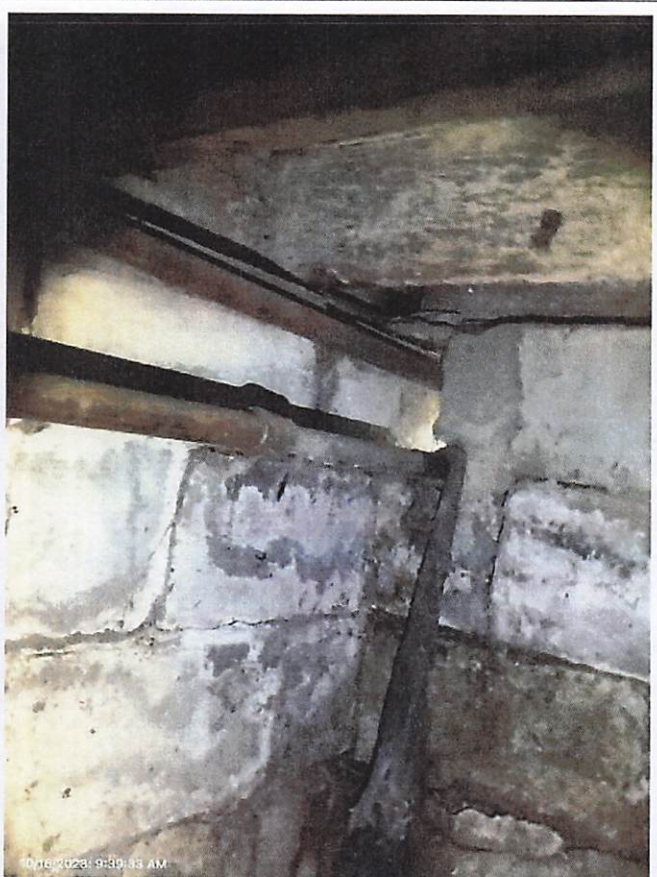
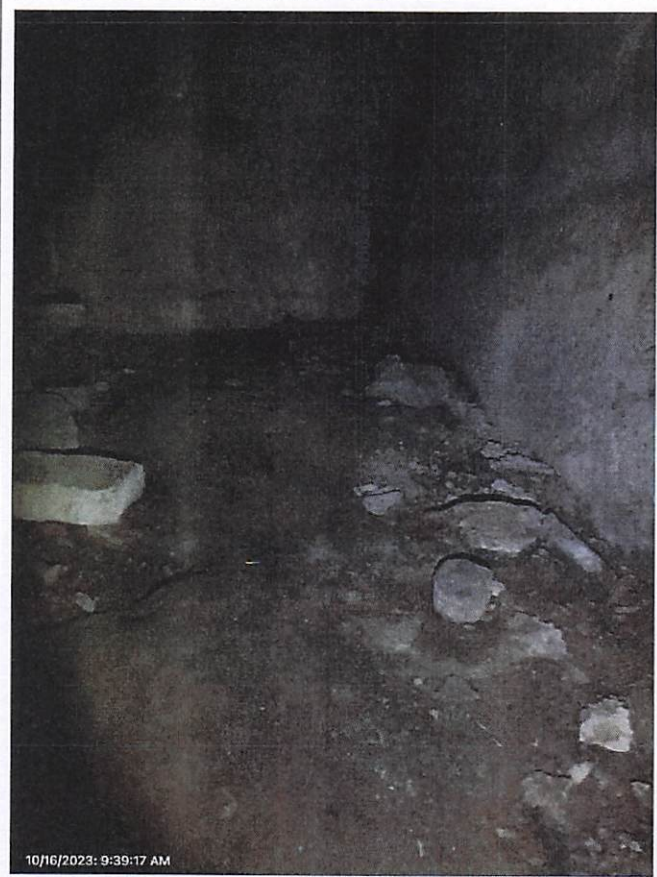
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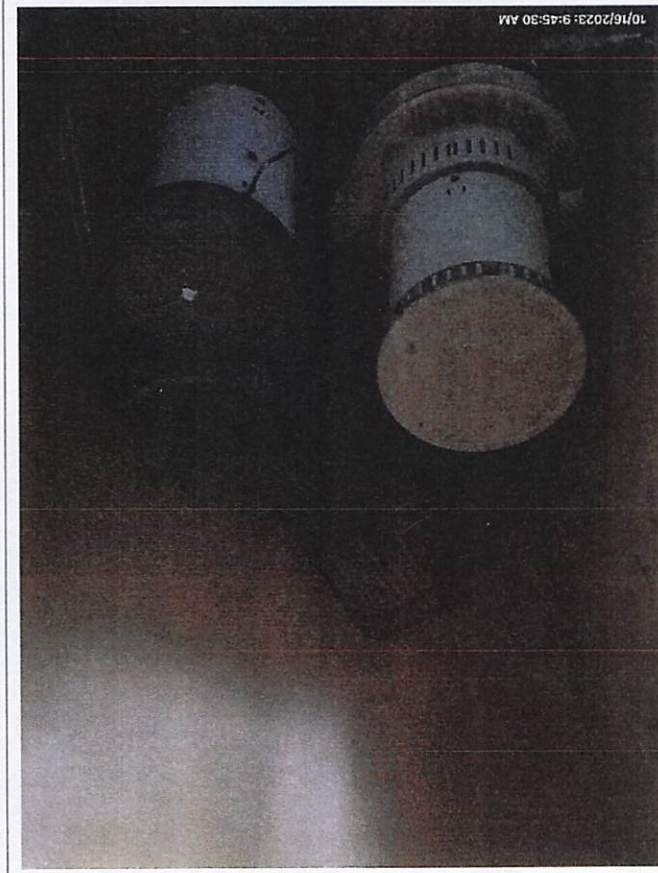
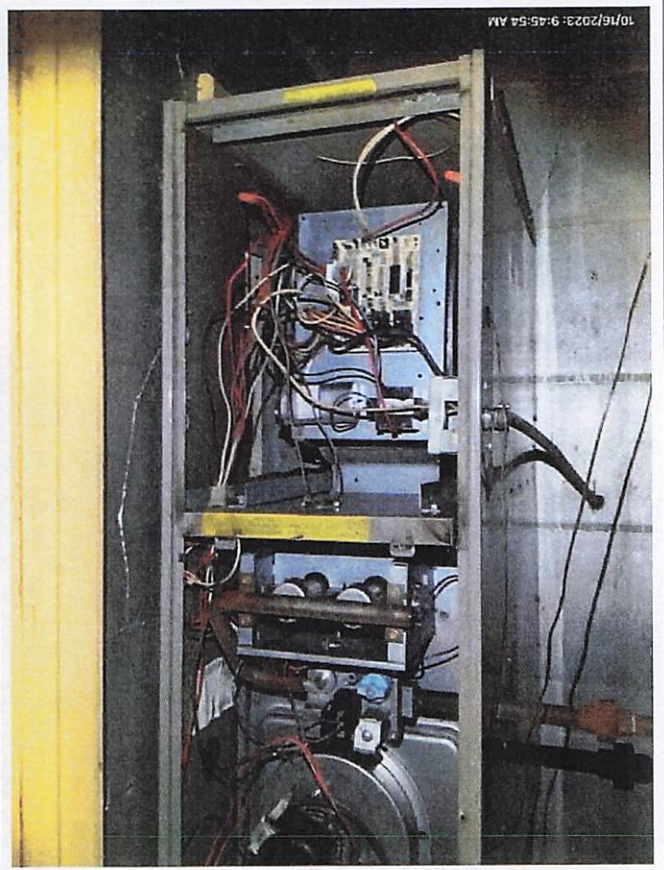


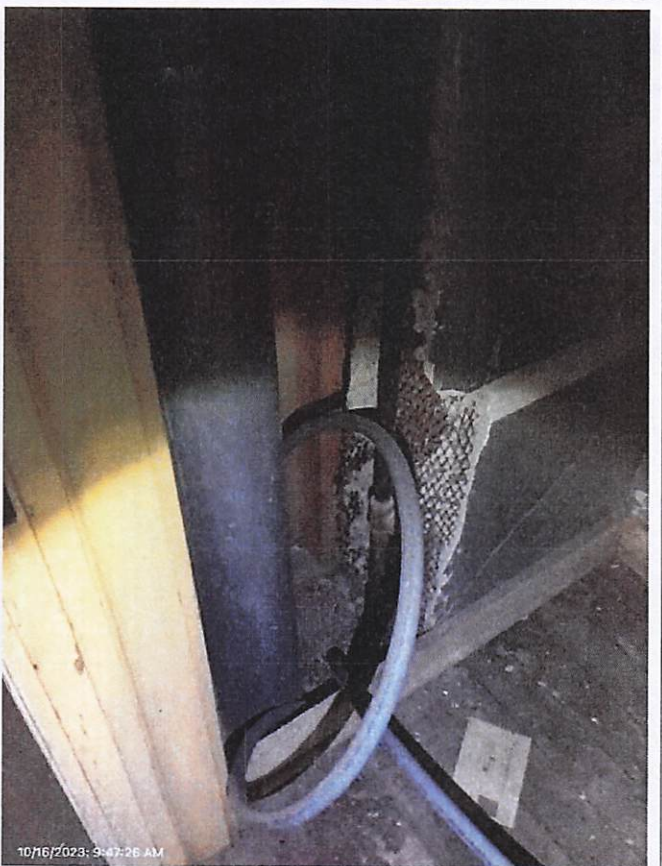
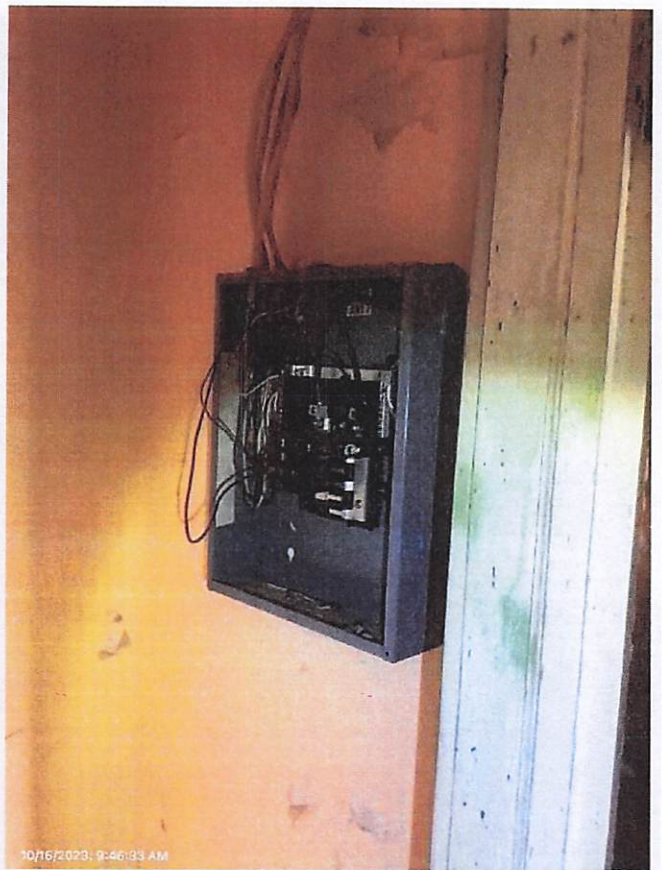
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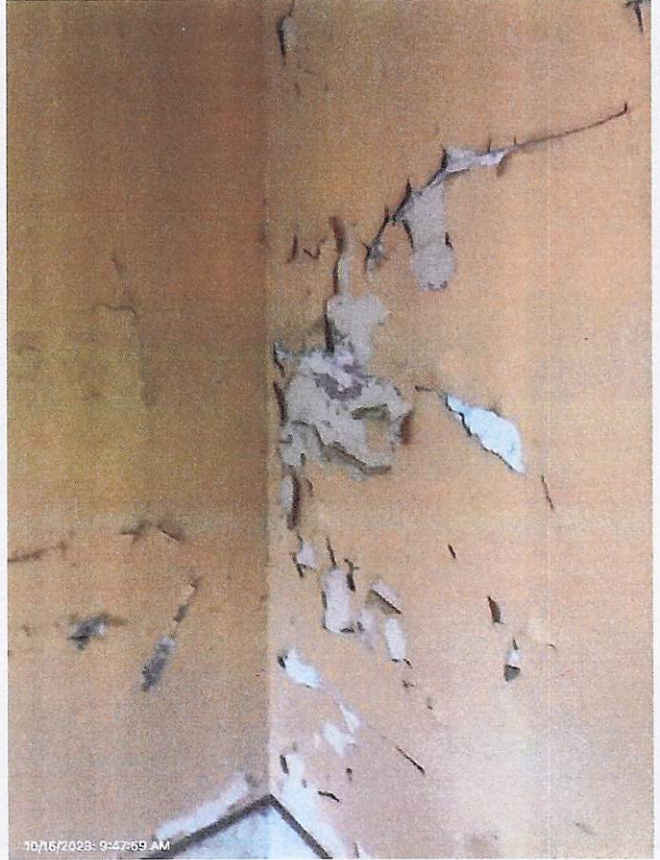


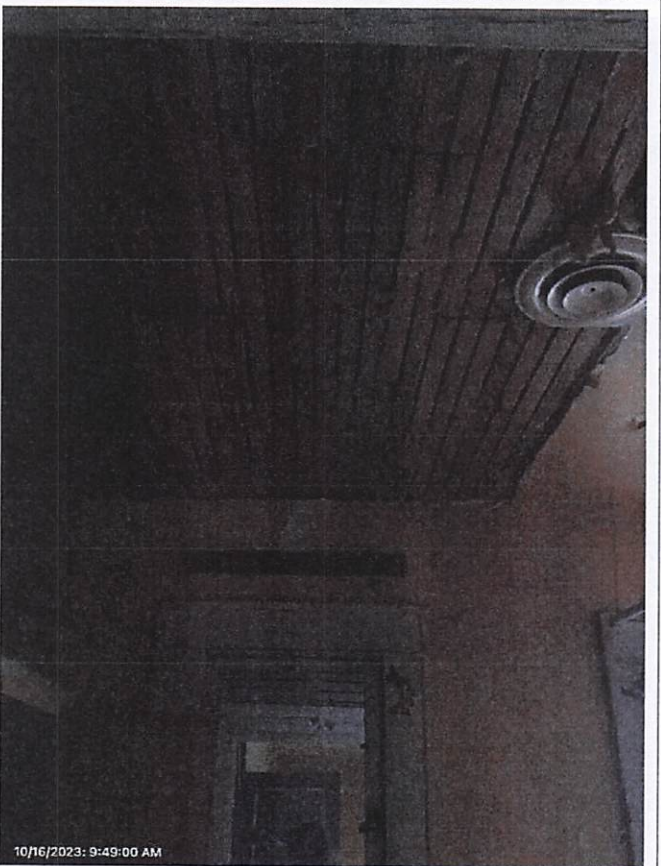
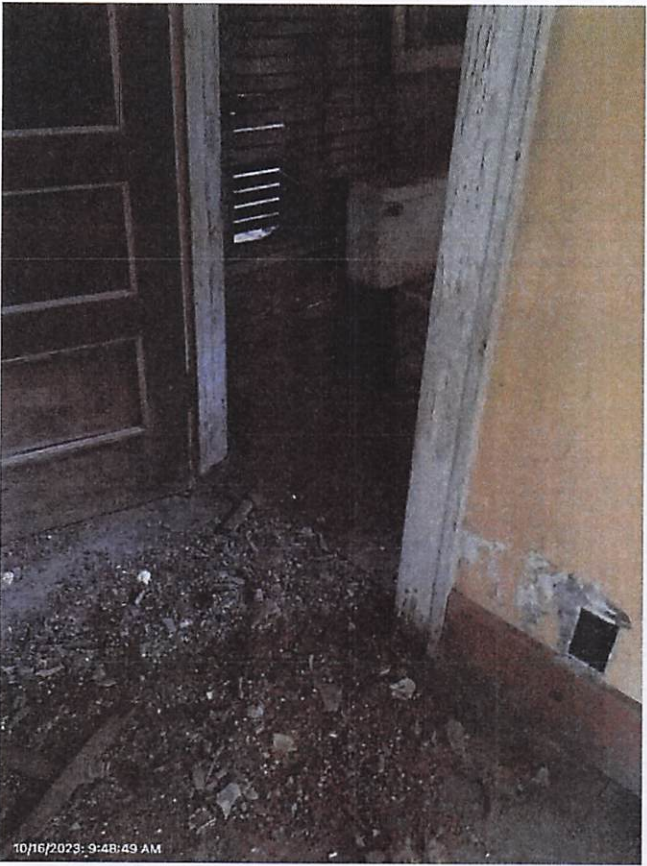
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10/16/2023: 9:45:08 AM



10/16/2023: 9:49:29 AM



10/16/2023: 9:47:11 AM



10/16/2023: 9:48:45 AM





**Building Department  
CITY OF GOSHEN**

204 East Jefferson Street, Suite 5 • Goshen, IN 46528-3405

Phone (574) 534-1811 • Fax (574) 533-8626 • TDD (574) 534-3185  
building@goshencity.com • www.goshenindiana.org

EXHIBIT #5

## MEMORANDUM

**TO: BOARD OF PUBLIC WORKS**

**From: GOSHEN BUILDING DEPARTMENT (TRAVIS EASH)**

**Date: FEBRUARY 8, 2024**

**Subject: 111 S 29<sup>TH</sup> STREET**

My initial inspection of the property at 111 S 29th Street was conducted on October 16, 2023. The photos from that inspection are attached. To my knowledge the property is still in this condition.

While conducting my inspection I witnessed multiple violations, and in which several of those have made the structure unsafe. Violations that make the property unsafe are the roof is leaking in multiple areas causing significant water damage throughout structure. The foundation has areas cracks throughout and the northwest corner foundation wall has collapsed causing the structural integrity of the roof system and foundation to be compromised. Also areas where floors and walls are in danger of collapse.

There is no operable plumbing system, heating system or electrical system in the structure. Multiple broken windows throughout property and missing doors allowing the property to be accessible to vagrants and the house has become a target for squatters and vandals. Animal feces and carcasses throughout property.

There are no building permits on record for this property. The last certified rental inspection was in July of 2014, and the last water usage at the property was in January of 2012.

This property was part of an Auction on January 27<sup>th</sup> and has changed owners since the initial inspection. The property must be bought up to Code and compliant with the 2020 Indiana Residential Code. The Building Departments recommendation is that the Building Commissioner's Order be adopted and that the new owner is given 90 days for substantial repairs or demolition of the structure.

Thank you,

Travis Eash



**Building Department**

**City of Goshen**

204 E Jefferson St • Goshen, Indiana 46528

Phone: 574-534-1811 • Fax:

building@goshencity.com • www.goshenindiana.org/building-department

October 16, 2023

Ron Davidhizar  
203 Middlebury St  
Goshen, IN 46528

**RE: Unsafe Vacant Property at 111 S 29th St**

Dear Ron Davidhizar:

The City of Goshen inspected the vacant property at 111 S 29th St on 10/16/2023. As a result of the inspection, the building has been determined to be unsafe because it is not maintained in a manner that allows human habitation. The inspection identified numerous code violations that must be corrected to bring the property into compliance with the Goshen Neighborhood Preservation Ordinance.

The following repairs need to be completed by **October 30, 2023**.

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<b>6.3.1.6(b)(1)</b>	<b>Clean and Sanitary Dwelling Unit</b>
NPO	Every occupant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he or she occupies and controls.  <b>The exterior and interior of property needs to be cleaned and maintained in a sanitary manner.</b>  <b>Deceased animal carcasses are decaying inside.</b>  <b>Animal and human feces are present throughout property</b>  <b>Overgrown vegetation throughout property</b>  <b>Evidence of squatters throughout property</b>  <b>Accumulation of materials throughout property</b>
<b>6.3.1.3(g)</b>	<b>Duct Systems</b>
NPO	Duct systems shall be maintained free of obstruction and shall properly function.  <b>No working duct system. Existing duct work is rusted out</b>
<b>6.3.1.1(r)</b>	<b>Unsafe Structure(s)</b>
NPO	The building or structure shall not be in such a condition that it is likely to partially or completely collapse due to:

- (1) dilapidation, deterioration, or decay;
- (2) faulty construction;
- (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or
- (4) the deterioration, decay or inadequacy of its foundation.

Areas of the roof are in danger of collapse due to deterioration and roof leaks

Areas of the foundation are collapsing and other areas of the foundation that are missing allowing weather and animals to enter causing more damage to the structure

---

**6.3.1.1(x) Unsafe Structure(s) - Fire Hazard**

NPO

The building or structure shall not, because of obsolescence, dilapidated condition, deterioration, damage, lack of sufficient fire resistive construction, electrical wiring, gas connection, or heating apparatus, become a fire hazard.

Due to neglect and dilapidation and accessibility the property has lost most of its fire resistive qualities

The gas lines are busted, electrical wiring cut and furnace has been tampered with

---

**6.3.1.2(j) Gas Water Heater**

NPO

A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters

The gas line to the gas water heater has been cut.

The water heater is rusted out and in-operable

---

**6.3.1.3(e) Heat Supply**

NPO

Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and rooms in every dwelling unit located therein to a temperature of at least sixty-five (65) degrees Fahrenheit, and whenever the outside winter conditions are at least zero (0) degrees Fahrenheit. Unvented fuel burning space heaters shall not be used to provide primary heating.

No working heating system, the furnace has been compromised and would need to be replaced along with all ductwork

---

**6.3.1.7(a) Plumbing**

NPO

At least one flush toilet, bathroom sink, and bathtub or shower properly connected to the water and sewer systems of the City and in good working condition shall be supplied for every eight (8) persons, or fractions thereof, residing within a hotel or rooming house, including members of the operator's family whenever they share the use of such facilities; provided, that in a hotel or rooming house where rooms are let to males, flush urinals may be substituted for not more than one-half the required number of toilets. All other facilities shall be so located within the building as to be reasonably accessible from the common hall or passageway to all persons sharing such facilities. Every bathroom sink, and bathtub or shower shall be supplied with hot water at all times.

No operating plumbing system to house. Most plumbing pipes have been cut or completely removed.

---

**6.3.1.4(g)****Properly and Safely Installed Electrical Equipment**

NPO

All electrical equipment, wiring and appliances shall be properly and safely installed in accordance with the provisions of any applicable Building, Plumbing or Electric Code adopted by the City of Goshen or the State of Indiana and thereafter properly maintained.

No working electrical system at property. All the wiring has been cut and removed. The electrical panel is open and accessible and all wires have been cut from there

---

**6.3.1.1(b)****Privacy, Weather Tight, Good Repair - Exterior**

NPO

Every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight and rodent proof; shall be capable of affording privacy, and shall be kept in good repair. All foundation systems must be firmly supported and free from open cracks and breaks. All foundation systems must be capable of supporting all nominal loads and capable of resisting all load effects.

There are areas of the foundation that have large holes and areas where a foundation wall has begun to collapse and making the property unsafe and allowing weather to enter basement.

Overhead garage door is in disrepair and allowing weather and rodents to enter property

Missing windows

---

**6.3.1.1(a)****Safe and Satisfactory Condition of Facility, Equipment, Utility**

NPO

Every supplied facility, piece of equipment, or utility which is required under this Code Article shall be so constructed or installed that it will function safely and effectively, and shall be maintained in satisfactory working condition. All electrical systems, fuel connections, mechanical systems or plumbing systems must be in property working order and maintained in a manner that the systems will work safely.

Soffit has areas where it has collapsed

Siding has areas where it has been damaged

Ceiling panels have collapsed throughout house

Several areas where there are holes in the ceilings

Several areas where there are holes in the walls

Several areas where there are holes in the floor, and areas where the floor has begun to collapse

The garage ceiling has collapsed and insulation has fallen

---

**6.3.1.1(g)****Unpainted Surfaces - Exterior**

NPO

All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. All painted surfaces shall be properly coated and weather tight.

Areas throughout structure on the interior and exterior have chipping and peeling paint.

Window and door trim are rotted

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**6.3.1.1(ff)**

**Vacant Property to be Secured**

NPO

If a building, garage, accessory or structure is vacant, all exterior doors, exterior windows, exterior basement entrances and any other points of entry shall be locked and secured from intrusion by unauthorized persons.

There is no front door installed.

This property has been accessible to squatters and animals causing more damage to the property

Missing windows also make the property accessible

---

**6.3.1.1(d)**

**Windows and Doors**

NPO

Every window, exterior door, and basement hatchway shall be reasonably weather tight and rodent proof, and shall be kept in sound working condition and good repair. All glazing materials shall be maintained free from cracks and holes.

Multiple broken windows throughout property

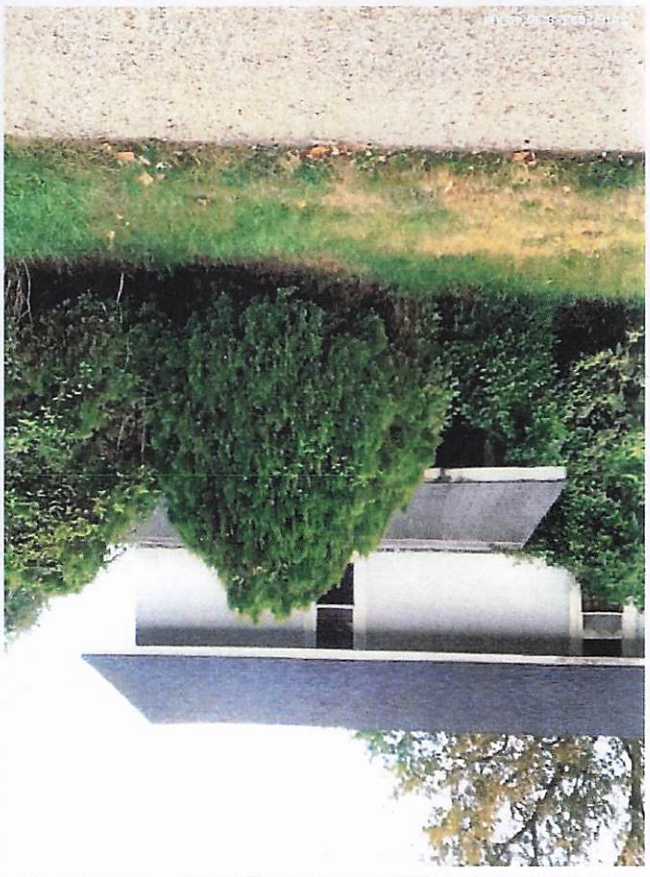
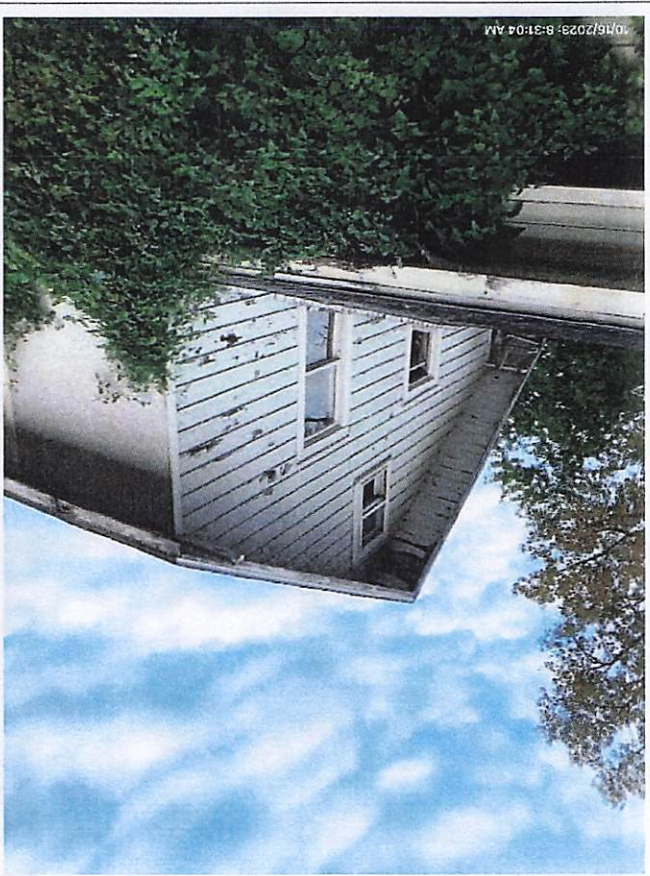
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If addition, if the property is intended to be used as a rental, it will require registration with the Building Department.

Thank you for your cooperation in allowing the City of Goshen to conduct this inspection.

Respectfully,

  
Travis East  
Code Compliance Officer







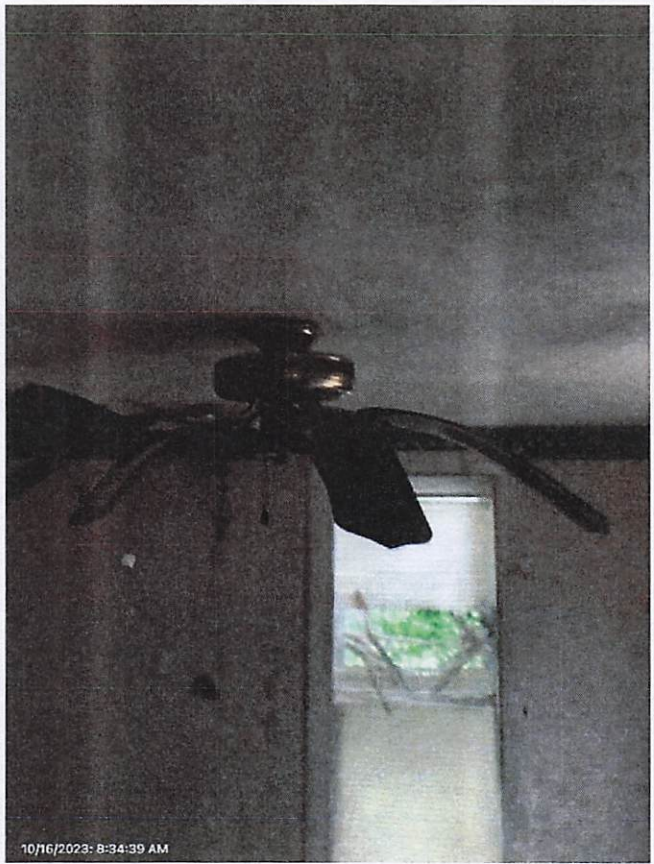
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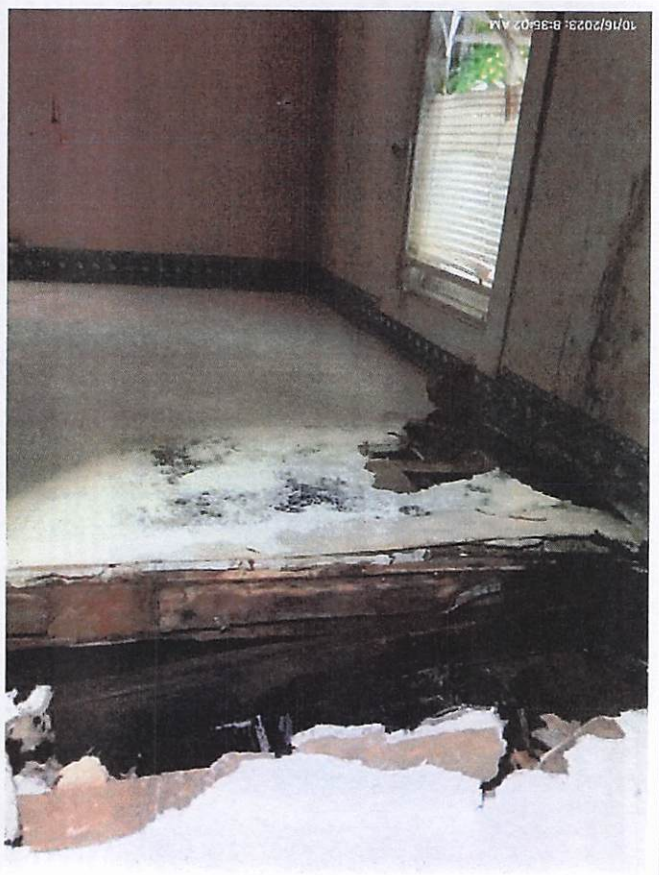


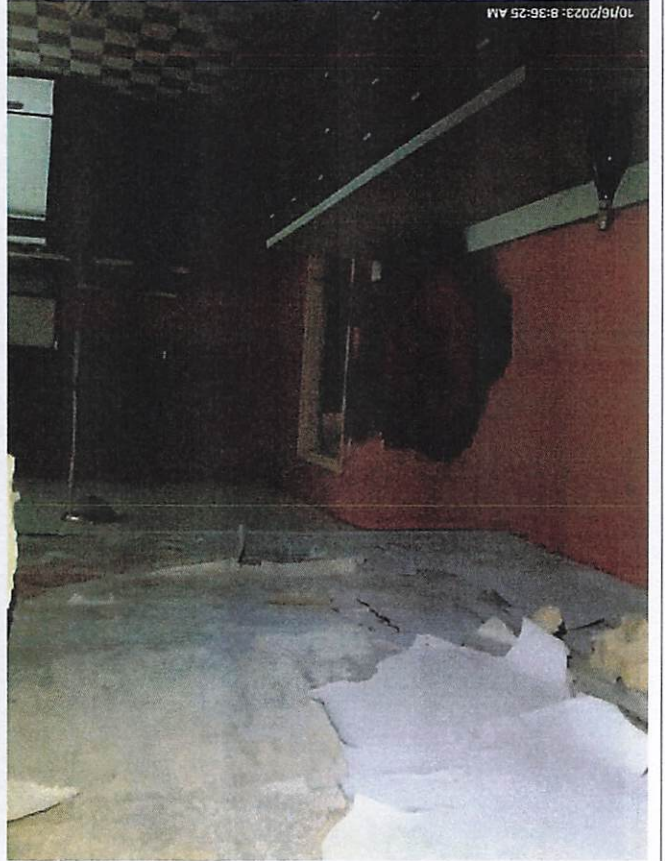
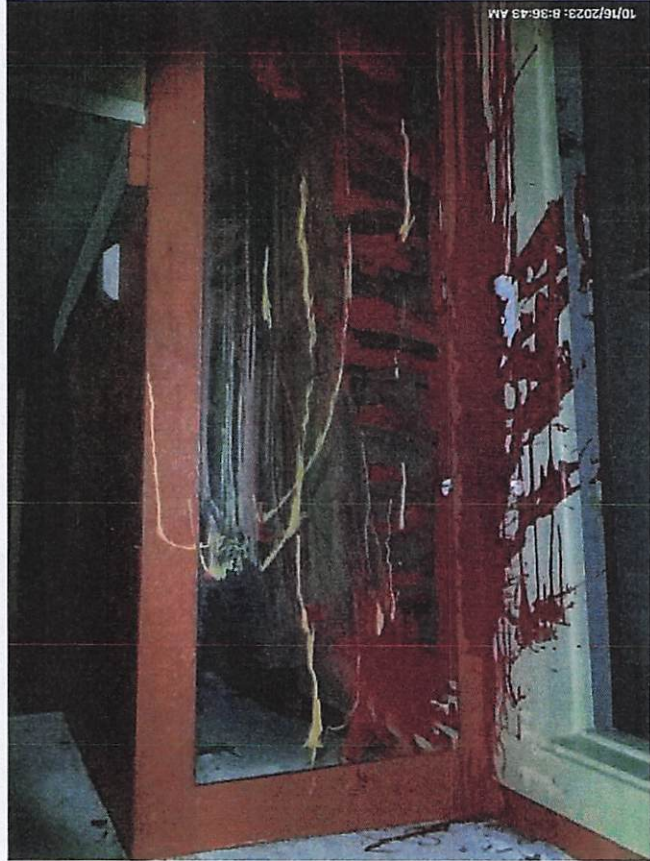
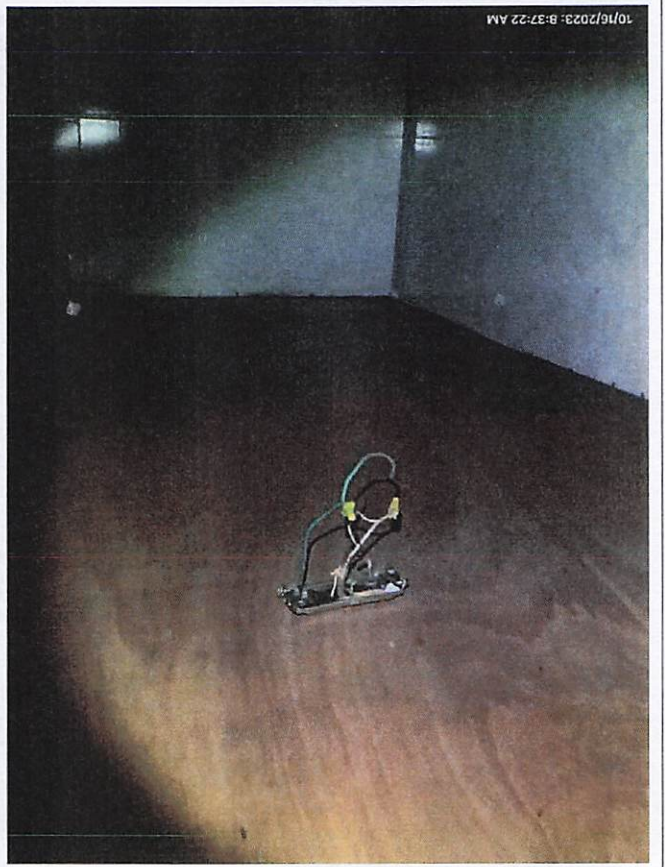
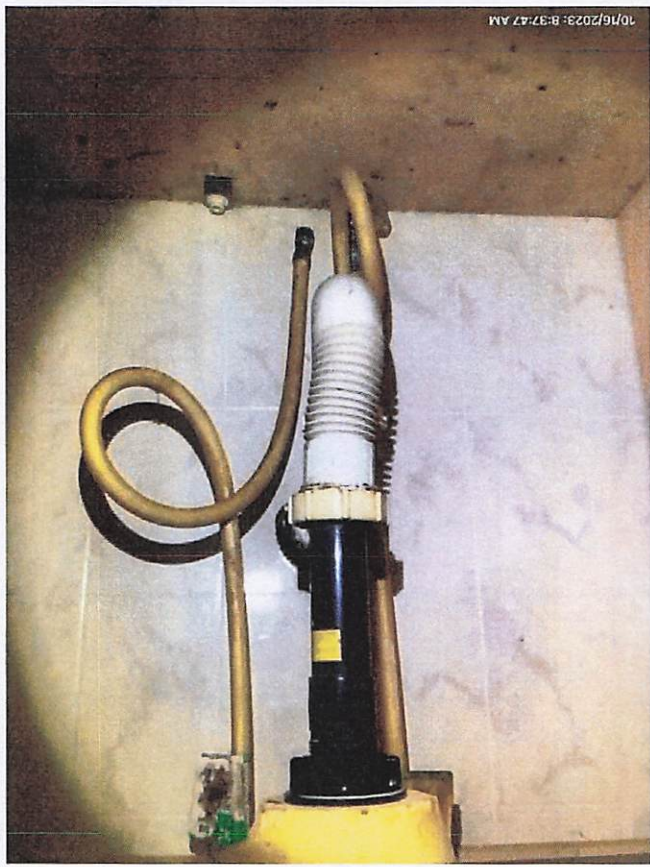
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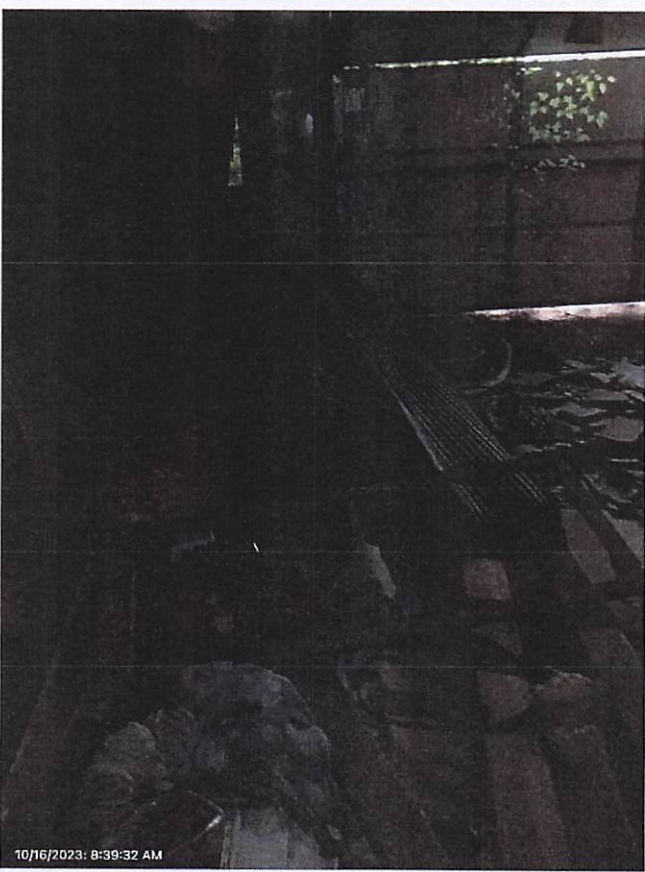


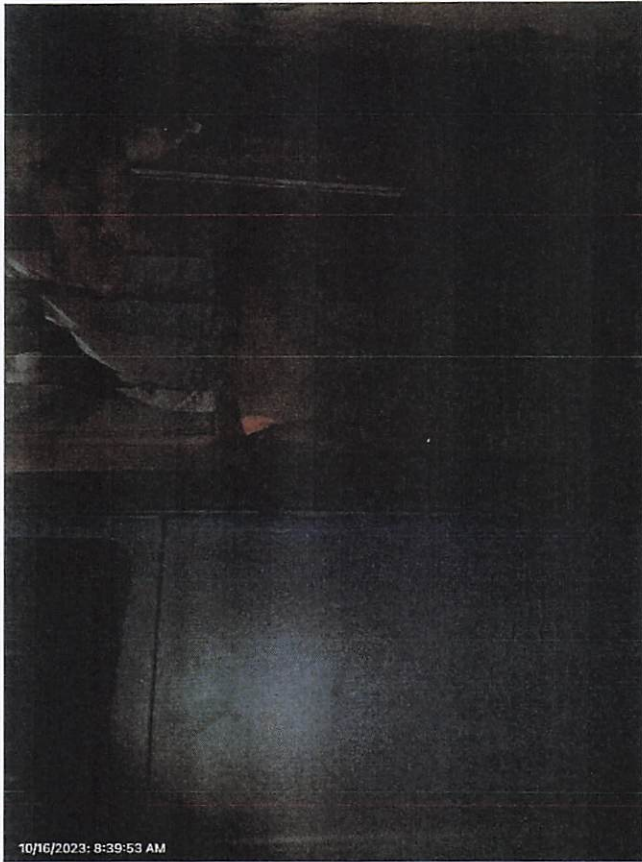
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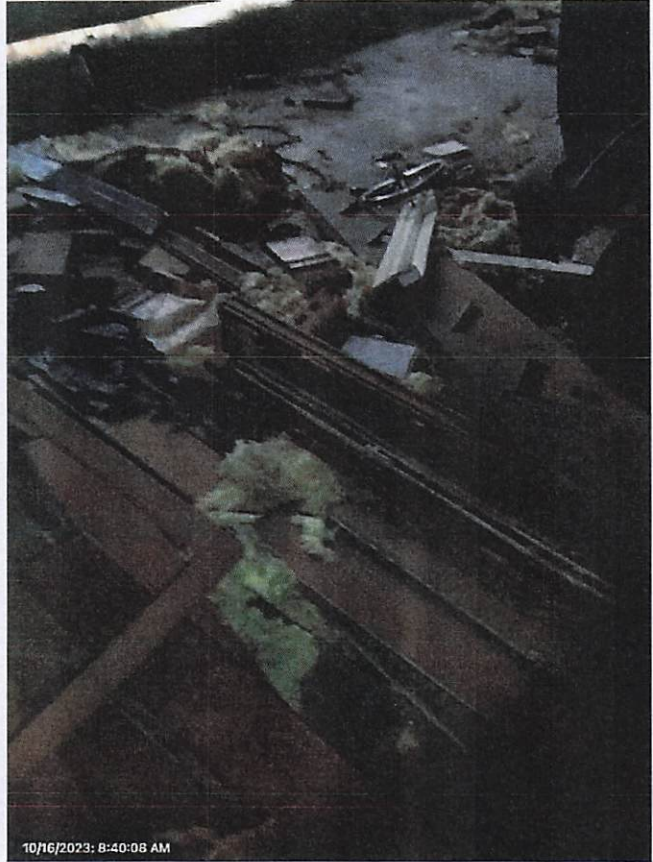








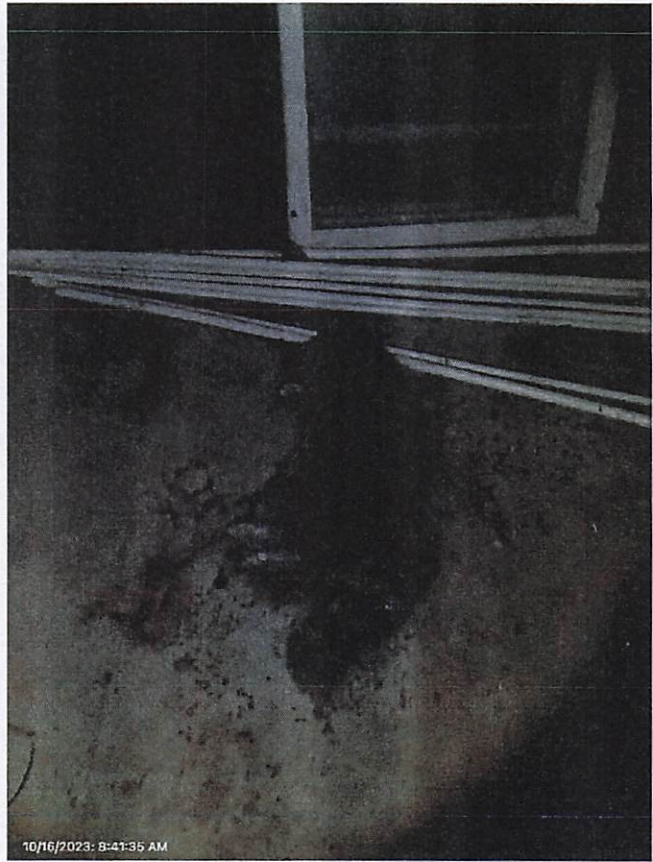
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10/16/2023: 8:40:08 AM



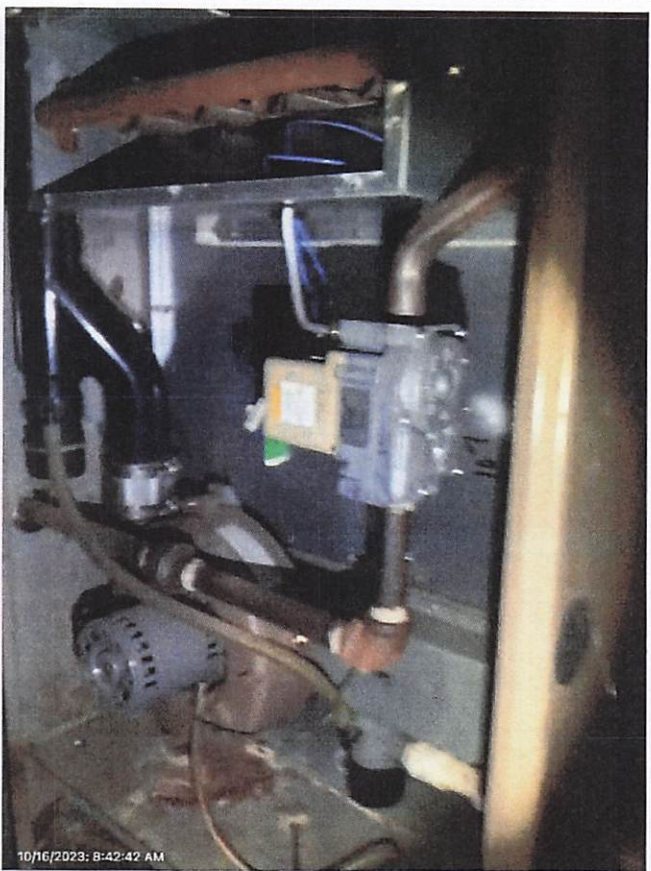
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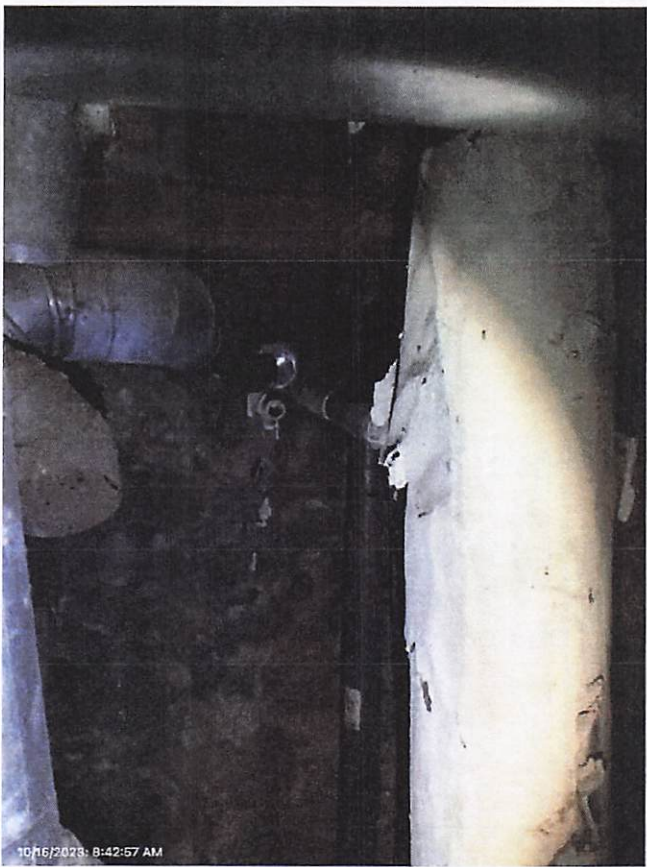
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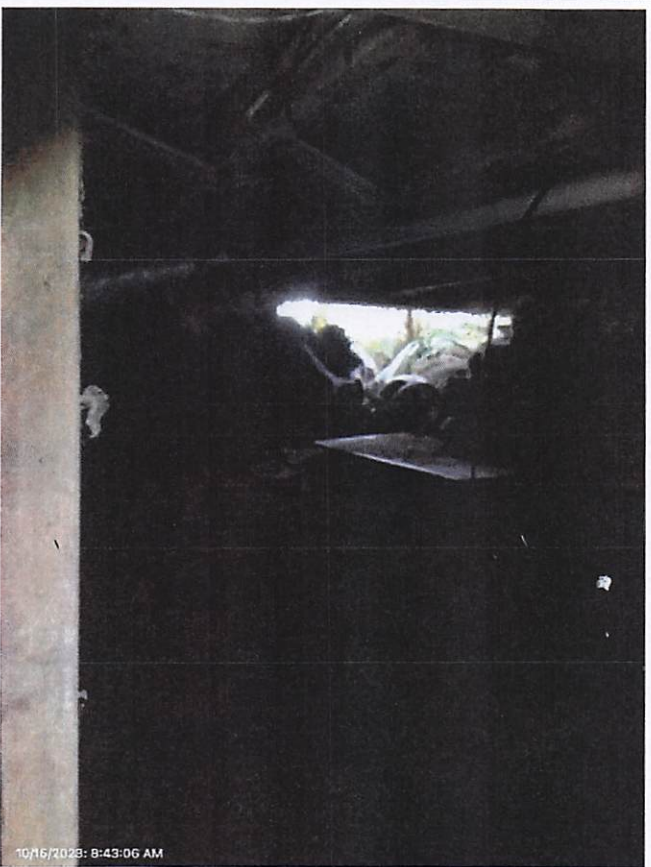
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10/16/2023: 8:42:42 AM



10/16/2023: 8:42:57 AM



10/16/2023: 8:43:06 AM

