



**CITY OF GOSHEN BOARD OF PUBLIC WORKS & SAFETY
MINUTES OF THE NOVEMBER 6, 2025 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: None

CALL TO ORDER: Mayor Leichty called the meeting to order at 4:00 p.m.

REVIEW/APPROVE MINUTES: No minutes were available to review/approve.

REVIEW/APPROVE AGENDA: Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer. Board member Barb Swartley made a motion to approve the agenda as presented. Board member Mike Landis seconded the motion. The motion passed 5-0.

1) Bid opportunities: Open bids received from contractors for the WWTP Digester Cover Replacement project, read the Base Proposal amount and refer the bids to the Engineering Department for further review. On behalf of the City Engineering Department, the City solicited sealed bids from contractors for the Wastewater Treatment Plant Anaerobic Digester No. 1 Dual Membrane Cover project.

All sealed bids were due by 3:45 p.m. on Nov. 6, 2025 to the Clerk-Treasurer's Office or by 4 p.m. at the Board's meeting. City staff asked that the Board open and announce any bids submitted and refer them to the Engineering Department for review.

Mayor Leichty asked if there are any additional bids to be submitted to the Board. There were not. The Mayor then announced that the following bids were received:

- Reynolds Construction, LLC, Orleans, IN: \$887,000
- R. Yoder Construction, Inc., Nappanee, IN: \$678,915
- Thieneman Construction, Inc., Westfield, IN: \$823,000

Swartley/Landis made a motion to forward the bids to the City Engineering Department for review. The motion passed 5-0.

2) Police Department request: Approve the promotion of Officer Tyler Smoker #222 from the position of Probationary Patrol Officer to Patrol Officer, effective Nov. 11, 2025

City Police Chief Jose Miller asked the Board to approve the promotion of Officer Tyler Smoker #222 from the position of Probationary Patrol Officer to the rank of Patrol Officer, effective to Nov. 11, 2025.

Chief Miller said over the past year, Officer Smoker has successfully completed his probationary period. The Chief said, during this time, he has "consistently demonstrated a strong work ethic, sound judgment, and a clear commitment to the mission of the Goshen Police Department. His professional conduct and reliable performance have proven that he will continue to serve as a valuable asset to both the department and the community we protect."

Swartley/Landis made a motion to approve the promotion of Officer Tyler Smoker #222 from the position of Probationary Patrol Officer to the rank of Patrol Officer, effective to Nov. 11, 2025. The motion passed 5-0.

Officer Tyler Smoker #222 was unable to be present so his swearing into office was delayed.

3) Legal Department request: Approve Resolution 2025-31, *Declaring Surplus and Authorizing Disposal of Radios and Miscellaneous Equipment*

City Attorney Bodie Stegelmann told the Board that the City Street Department wishes to dispose of radios and other miscellaneous equipment that are no longer needed.



Stegelmann said the estimated total value of the property is less than \$5,000. He said some items are worthless or of no market value.

Stegelmann said Resolution 2025-31 would declare the property as surplus and authorize its disposal in accordance with the provisions of Indiana Code § 5-22-22-6 by transferring the property without advertising, and Indiana Code §5-22-22-8 by junking property that is worthless or of no market value.

Swartley/Landis made a motion to pass Resolution 2025-31 - *Declaring Surplus and Authorizing the Disposal of Radios and Miscellaneous Equipment*. The motion passed 5-0.

4) Engineering Department request: Approve the balancing Change Order No. 4, reducing the contract by \$36,828.44, for a final contract amount of \$2,232,878.27 for the Asphalt Paving Project

City Director of Public Works & Utilities Dustin Sailor asked the Board to approve Change Order No. 4 - A Balancing Change Order for the Asphalt Paving Project.

Sailor said Change Order No. 4 would reduce the amended contract price by \$36,828.44 making the final contract amount \$2,232,878.27. This amount is 8.62% over the bid amount of \$2,055,649.40 due to previous change orders.

Contract amount as previously amended: \$2,269,706.70

Change Order No. 4: \$ -36,896.69

Revised contract amount: \$2,232,878.27

Before the meeting began, Sailor provided Board members with a revised memorandum, dated Nov. 6, 2025, with revised/corrected numbers (EXHIBIT #1)

Swartley/Landis made a motion to approve the balancing Change Order No. 4 reducing the contract by \$36,828.44, for a final contract amount of \$2,232,878.27. The motion passed 5-0.

5) Engineering Department request: Award the contract for the Downtown Vault Closure Program to Yaw Construction in the amount of \$190,600

City Director of Public Works & Utilities Dustin Sailor said that on Thursday, Oct.30, the City received one quote for the Downtown Vault Closure Program. Yaw Construction was the only quoter that responded to the City's solicitation. Yaw Construction's bid amount was \$274,500.00, which was over the engineer's estimate.

Sailor said following the bid, Goshen Engineering discussed Yaw Construction's bid approach and determined the bid included additional costs to provide coverage for "unforeseens." Through a negotiation process, Goshen Engineering worked to share some of the construction risk with Yaw Construction by offering to provide the pedestrian traffic control measures, and adding breakout bid items for:

- Removal of Demolition Debris
- Demolition of Foundation Walls
- Temporary Business Access

Through the negotiation process, Sailor said the original quoted price of \$274,500.00 was reduced to a final bid amount of \$190,600.

Based on the negotiated price, Sailor said Goshen Engineering was recommending that the Board of Works and Safety award the contract to Yaw Construction for the quoted price of \$190,600.

Sailor said after the 10 vaults in this agreement are closed, there may be additional vaults to be addressed.

Swartley/Landis made a motion to award the contract for the Downtown Vault Closure Program to Yaw Construction in the amount of \$190,600. The 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 4:09 p.m. There were no comments.



At 4:09 p.m., Mayor Leichty opened hearings on unsafe building orders by the City Building Commissioner.

REVIEW/COMPLIANCE HEARINGS ON BUILDING COMMISSIONER ORDERS:

4:00 p.m., November 6, 2025

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

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

6) Review/compliance hearing for the Order of the City of Goshen Building Commissioner for 1615 West Wilden Avenue (T Capital Group, LCC, property owner)

At 4:09 p.m., Mayor Leichty opened a review/compliance hearing for the Order of the City of Goshen Building Commissioner for 1615 West Wilden Avenue (T Capital Group, LCC, property owner).

BACKGROUND:

In a Nov. 6, 2025 memorandum to the Board, Assistant City Attorney Don Shuler wrote that this matter was before the Board in response to an Order of the City of Goshen Building Commissioner issued for this property on Sept. 26, 2025, requiring various repairs to be made within thirty (30) days. A copy of that Order was attached.

Shuler wrote that the Building Commissioner's Order also set a review/compliance hearing. Therefore, he wrote that at the hearing, "the Board may receive reports, evidence, and arguments from the Building Department, the property owner, City staff, and anyone else wishing to speak to the property."

Based on the findings the Board makes, the Board may:

1. Continue the matter for further review.
2. Modify the Order (e.g., extend deadlines, require a performance bond).
3. Rescind the Order.
4. Affirm the Order and, if warranted, impose a civil penalty if the Board specifically finds there has been a willful failure to comply.
5. Take any other action permitted by law to address the unsafe premises, such as authorizing action for receivership or other legal action.

For any action resulting in an Order, Shuler wrote that the Board should make specific findings in support.

In his Sept. 26, 2025 Order, City Building Commissioner Myron Grise notified the owners of 1615 West Wilden Avenue that they were in violation of the City of Goshen Building Code and Neighborhood Preservation Ordinance, codified at Goshen City Code §§ 6.1.1 and 6.3.1.

Grise cited the following violations of Goshen City Code Title 6, Article 3, Chapter 1 at the residential unit:

1. Failure to maintain all facilities, equipment, and utilities in safe working condition, as required by Code§ 6.3.1.1(a).

- a. There is no working plumbing system.
- b. There is no working electrical system.
- c. There is no working furnace or heating and ventilation system; the duct work is not properly installed.
- d. There is no working water heater.

2. Failure to main all foundations, floors, walls, ceilings, and roof in a condition that is reasonably weather tight and rodent proof, and in good repair, as required by Code § 6.3.1.1(b).

- a. Areas of the garage roof have collapsed.
- b. House roof has loose shingles in need of repair.
- c. There are areas of soffit and fascia that are missing and need replacement, or loose and need repair.



3. Failure to maintain all windows and doors in a condition that is reasonably weather tight, rodent proof, in sound working condition, and in good repair, as required by Code§ 6.3.1.1(d).

a. There are multiple broken windows in both the house and garage located on the real estate.

4. Failure to properly secure all exterior doors, exterior windows, and exterior basement entrances for a vacant structure, as required by Code§ 6.3.1.1(ff).

a. There are multiple areas of accessibility to the interior of the house and garage located on the real estate, through missing or broken windows and open doors.

b. There is evidence of multiple squatters.

5. Failure to maintain all painted surfaces as properly coated and weather tight, as required by Code§ 6.3.1.1(g).

a. Areas around the house and garage have chipping and peeling paint that need to be scraped and repainted.

In addition, the residential structure is filled with trash, debris, waste, and materials, and otherwise not maintained in a manner that would permit human habitation, occupancy, or use under Goshen City Code.

Grise wrote that the residential structure on the real estate "has not been maintained in a manner that is compliant with the minimum standards for all structures for purposes of health and safety and is therefore unsafe within the meaning of LC. § 36-7-9-4(a)(5). In addition, the real estate is vacant and not maintained in a manner that would permit human habitation, occupancy, or use under the requirements of Goshen City Code, and is therefore unsafe within the meaning of LC. § 36-7-9-4(a)(6). The residential structure is vacant, not secure, has attracted squatters and vandals that have left trash, debris, waste, and other materials within the residential structure that contributes to its deterioration and dilapidated state, rendering it a public nuisance, and is therefore unsafe within the meaning of LC. § 36-7-9-4(a)(4)."

Grise ordered the property owner to "complete the necessary actions and repairs to the residential unit in the structure at the real estate to bring the property into compliance with the minimum housing standards that permit human habitation, occupancy, or use under the Goshen City Building Code and Neighborhood Preservation Ordinance." He ordered completion of work within 30 days and to appear at a Board hearing on Nov. 6, 2025.

REPORT OF BOARD HEARING ON NOV. 6, 2025:

After convening the hearing, Mayor Leichty invited a presentation from Assistant City Attorney Don Shuler. Shuler and City Building Commissioner Myron Grise then gave the Board a report through the use of a PowerPoint presentation titled "Unsafe Building Hearing – Staff Report, 1615 W. Wilden Avenue, Goshen, November 6, 2025" (EXHIBIT #2).

Shuler said the City effectuated service of the Building Commissioner's order to the property owners, T Capital Group LLC of Gilbert, Ariz. and the mortgage holder of interest, Lima One Capital, LLC of Greenville, S.C. Shuler said service was accomplished through certified mail to the property owners (EXHIBIT #3).

Shuler said property violations identified in the Building Commissioner's Order included: no working plumbing system or electrical system; no working furnace or other HVAC system; duct work was not properly installed; no working water heater; loose shingles and soffits and fascia that need repair or replacement; broken windows and doors; and significant evidence of squatters in the home. Based on these conditions, Shuler said the Building Commissioner determined the structure was unsafe and constituted a public nuisance. And that was the basis of his order.

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

Grise summarized the home's conditions as follows: "What we saw was a house and garage in rough shape. No working plumbing or electric, no furnace, no water heater, ductwork was falling apart, and the building wasn't weather-tight. The garage roof sections were falling down, loose shingles, missing loose soffits, and fascia. Windows are broken, doors and openings aren't secure, and it's been easy for people to get in."



Grise continued, "Inside, it's full of trash and debris, not livable at all. Bottom line, from my order, the place doesn't meet minimum health and safety standards ... It's a public nuisance. Repairs and proper permits were required within 30 days.

"Since then, nothing shows it's any better. No contact from the owner, no permits, no inspections, no visible repairs. Conditions generally remain the same, and will keep getting worse if nothing happens," Grise said. "We need Board action to get repairs moving. We stopped by yesterday, and there's homeless people in there again. So, we're dealing with that on that property."

Grise then provided a more detailed description of the poor condition of the structure by showing a series of color photographs taken earlier this summer two times. Photos clearly documented the exterior and interior conditions. Grise said it appeared two adults and a young child have been living in the home.

Shuler said the Board had the following options on how to respond:

- Provide the property owner additional time to make repairs and schedule a future review hearing;
- Find a "willful failure" to comply with the Building Commissioner's Orders, and impose a Civil Penalty for each Order up to \$5,000
- Impose the Civil Penalty, suspend upon substantial completion of repairs in 30/45/60 days, schedule for review hearing
- Authorize Building Commissioner to take legal action, including seeking a receivership for the Property, to effectuate repairs to the Property
- And a combination of the above options

Shuler recommended that the Board affirm the findings from the Building Commissioner's Order that both the house and the garage are unsafe and need of repairs and that **there's been a willful failure to comply and no response from the property owners for 11 months**. He said, "It seems like the owner's just abandoned it, and it's becoming a place for people to squat."

Shuler further recommended the imposition of a civil penalty of \$5,000 payable within a couple weeks, and then authorize the Building Commissioner to take legal action "because if we have an absentee owner, we don't really have any good options, and it does seem like this is a house and property ... that can be fixed, so demolition is not necessarily appropriate at this stage. So, we'd like the **option to investigate those options to see what can be done to remedy the property.**"

In response to Board questions, Shuler said no one was present today to represent the property owner and that the home was owned by a corporation based in Arizona. He said the City hasn't had any communication with the owners. He said he believes the property was purchased at a Sheriff's sale. The deed was recorded in 2023.

Of this dilapidated property and ones like it, Mayor Leichty said, "Unfortunately, the challenge when there are occupants in the house like this, it takes a considerable amount of effort. So, we found this in the prospect house on the part of the Mobile Integrated Health team and our community partners to find a suitable alternative, which we do commit to working with people to find alternative housing.

"We don't just throw people out, but we do have to give them notice that they are not allowed to continue occupying the house, and then our Mobile Integrated team works with them to try to procure an alternative. But when we have these emergency cases, of course, there's a long waiting list for services in our community," the Mayor said.

"So, it takes time and a considerable amount of investment on the part of the City to make sure that we're providing safe, adequate housing for people and alternatives for them. I wish there was a commensurate fee that we could charge when landlords allow their properties to be occupied because of the amount and the cost that's incurred by the City or the community partners to provide that emergency housing."

Mayor Leichty said that today she would settle for what the law allows – "the maximum that we're allowed to charge. In this case, I assume that the maximum that we are allowed to charge is \$5,000." Shuler said that was correct.



Mayor Leichty responded, "I would settle for that. It's at least something to offset the cost that the City will incur in that process as well as affirming the order as it's been recommended, and taking legal action towards receivership. So, that would be my recommendation to the Board."

Board member Nichols agreed with the staff recommendation as did Board members Myers, Landis and Swartley.

After a clarification of Shuler's recommendation, Swartley/Landis made a motion to adopt the findings of the City Building Department for the property at 1615 W. Wilden Avenue and impose a civil penalty of \$5,000, payable by Nov. 20, 2025. The motion passed 5-0.

Mayor Leichty thanked Shuler and Grise for their work in this process.

7) Review/compliance hearing for the Order of the City of Goshen Building Commissioner for 2613 South Main Street (Thaly Silvestre, property owner)

At 4:29 p.m., Mayor Leichty opened a review/compliance hearing for the Order of the City of Goshen Building Commissioner for 2613 South Main Street (Thaly Silvestre, property owner).

BACKGROUND:

In a Nov. 6, 2025 memorandum to the Board, Assistant City Attorney Don Shuler wrote that this matter was before the Board in response to an Order of the City of Goshen Building Commissioner issued for this property on Sept. 26, 2025, requiring various repairs to be made within thirty (30) days. A copy of that Order was attached.

Shuler wrote that the Building Commissioner's Order also set a review/compliance hearing. Therefore, he wrote that at the hearing, "the Board may receive reports, evidence, and arguments from the Building Department, the property owner, City staff, and anyone else wishing to speak to the property."

Based on the findings the Board makes, the Board may:

1. Continue the matter for further review.
2. Modify the Order (e.g., extend deadlines, require a performance bond).
3. Rescind the Order.
4. Affirm the Order and, if warranted, impose a civil penalty if the Board specifically finds there has been a willful failure to comply.
5. Take any other action permitted by law to address the unsafe premises, such as authorizing action for receivership or other legal action.

For any action resulting in an Order, Shuler wrote that the Board should make specific findings in support. In his Sept. 26, 2025 Order, City Building Commissioner Myron Grise notified the owners of 2613 South Main Street that they were in violation of the City of Goshen Building Code and Neighborhood Preservation Ordinance, codified at Goshen City Code §§ 6.1.1 and 6.3.1.

Grise cited the following violations of Goshen City Code Title 6, Article 3, Chapter 1 at the residential unit:

1. Failure to maintain all facilities, equipment, and utilities in safe working condition, as required by Code § 6.3.1.1(a).
 - a. Duct work is rusted and in need of replacement; there are ducts not properly connected nor installed.
 - b. Plumbing lines have been cut or removed.
2. Failure to main all foundations, floors, walls, ceilings, and roof in a condition that is reasonably weather tight and rodent proof, and in good repair, as required by Code § 6.3.1.1(b).
 - a. There is evidence of water damage within the residential structure.
 - b. Walls have holes and other damage.
 - c. Ceilings have holes and/ or collapsed.



d. There is evidence of mold on ceilings.

3. Failure to maintain the roof in a sound, tight, and free of defects that admit rain, as required by Code§ 6.3.1.I(c).

a. There is evidence of water damage within the residential structure.

4. Failure to maintain all windows and doors in a condition that is reasonably weather tight, rodent proof, in sound working condition, and in good repair, as required by Code§ 6.3.1.I(d).

a. There are multiple cracked and broken windows throughout the residential structure.

In addition, Grise wrote that "the residential structure is filled with trash, debris, waste, and materials, and otherwise not maintained in a manner that would permit human habitation, occupancy, or use under Goshen City Code."

Grise wrote that the residential structure on the real estate "has not been maintained in a manner that is compliant with the minimum standards for all structures for purposes of health and safety and is therefore unsafe within the meaning of LC.§ 36-7-9-4(a)(5). In addition, the real estate is vacant and not maintained in a manner that would permit human habitation, occupancy, or use under the requirements of Goshen City Code, and is therefore unsafe within the meaning of LC.§ 36-7-9-4(a)(6). The residential structure is vacant, not secure, has attracted squatters and vandals that have left trash, debris, waste, and other materials within the residential structure that contributes to its deterioration and dilapidated state, rendering it a public nuisance, and is therefore unsafe within the meaning of LC.§ 36-7-9-4(a)(4)"

Grise ordered the property owner to "complete the necessary actions and repairs to the residential unit in the structure at the real estate to bring the property into compliance with the minimum housing standards that permit human habitation, occupancy, or use under the Goshen City Building Code and Neighborhood Preservation Ordinance." He ordered completion of work within 30 days and to appear at a Board hearing on Nov. 6, 2025.

REPORT OF BOARD HEARING ON NOV. 6, 2025:

After convening the hearing, Mayor Leichty invited a presentation from Assistant City Attorney Don Shuler. Shuler said the City effectuated service of the Building Commissioner's order to the property owner, Thaly Silvestre of Goshen, and others with a substantial property interest – Selene Finance, L.P. of Dallas, Texas and American Express National Bank of Vernon Hills, Illinois. Shuler said the certified mail send to Silvestre was unclaimed and returned, but service was completed to the other parties. (EXHIBIT #4).

Shuler and City Building Commissioner Myron Grise then gave the Board a report through the use of a PowerPoint presentation titled "Unsafe Building Hearing – Staff Report, 2613 S. Main Street, Goshen, November 6, 2025" (EXHIBIT #5).

Shuler said property violations identified in the Building Commissioner's Order included: a failure to maintain facilities, as required by code; ductwork that's rusted, ducts that were not properly connected; plumbing lines that appeared to have been cut or removed; evidence of water damage inside the home with some mold; collapsed ceilings; wall damage; multiple cracked and broken windows throughout the residential structure that was filled with trash, debris, and other materials. Based on those conditions, Shuler said the Building Commissioner determined the structure was unsafe and constituted a public nuisance. And that was the basis of his order for repairs in 30 days. In response to questions from Board members, Shuler discussed the process and requirements of effectuating service of the Building Commissioner's Order and the ownership of 2613 S. Main Street. He said that since the home was in foreclosure, he believed the owner had abandoned it and moved away.

Having previously sworn him in to provide truthful and complete testimony, Mayor Leichty invited City Building Commissioner Myron Grise to discuss the property. Grise aid City staff became aware of the home when half a tree fell across the driveway. Because of complaints from neighbors, City staff started investigating, found out it was vacant and obtained authorization to inspect the home.



Grise said, "The back door was unlocked, open, there's a front windows open, there's a curtain hanging out, so we were able to get access and do our inspection. Upon entering, we could tell that it's just a lot of debris. It's definitely fixable, but it needs a lot of work. There are some water leaks there also.

"We inspected this home over the summer. Photos show systems and basics aren't in working order, rusted loose ductwork, plumbing lines cut and removed. So, it's definitely not livable, and as it is, water damage and mold are visible on the ceilings. Some ceilings have holes, collapsed. There's a wall damage with holes, and it tells us the home has not been kept reasonably watertight, the roof isn't sound, tight. There are multiple cracked windows and broken windows. Inside, it's full of trash and debris."

Grise said another inspection, this week, confirmed the that the property is in the same condition. So, he said it was unsafe and he asked the Board to reaffirm his order with the findings he provided.

Grise then provided a more detailed description of the poor condition of the structure by showing a series of color photographs taken during an inspection. Photos clearly documented the exterior and interior conditions.

Grise said there was no evidence of occupancy.

Shuler said Selene Finance, L.P. of Dallas, Texas initiated a foreclosure against the property in November 2024. He said in October, Selene filed and obtained an order of judgment that allows them to proceed to a Sheriff's sale.

Shuler said Selene Finance has sent contractors to the home to get bids and a timeline for repair work, but are constrained in what they can do because they have not obtained legal title to the property. He said that even after an order of judgment, there is an appeal process that hasn't ended.

Shuler said staff were recommending that the Board affirm the Building Commissioner's findings and schedule a future review hearing. He added that the mortgage company had made good faith efforts to address the situation.

Mayor Leichty swore in John Tuskey, an attorney from Mishawaka who was representing Selene Finance, to provide truthful and complete testimony.

Tuskey said Selene Finance has received bids for repair work and that they are being evaluated, so there is a desire to repair the home. Tuskey said he had no objection to the proposed order by the Building Commissioner. He suggested scheduling another hearing on the property on March 5, 2026.

Shuler also recommended delaying the matter to March 5 so ownership can be established. He said the property has been secured, doors have been repaired and broken windows boarded up.

Mayor Leichty said she was willing to consider tabling the matter with a condition in response to concerns expressed by neighbors. She said she wanted to ensure that the exterior of the property would be secured and maintained, including raking leaves and mowing the grass. Tuskey said that would be acceptable.

Board members briefly discussed what would constitute adequate maintenance of the property. They also clarified Shuler's recommendation.

Swartley/Landis then made a motion to affirm the City Building Commissioner's findings that the property at 2316 South Main Street was unsafe and to set another review hearing on March 5, 2026 and in the meantime, Selene Finance, which has a monetary interest in the property, must secure and maintain the property, including the removal of leaves. The motion passed 5-0.

At 4:47 p.m., Mayor Leichty closed the review hearings on unsafe building orders by the City Building Commissioner

APPROVAL OF CIVIL & UTILITY CLAIMS

Mayor Leichty made a motion to approve Civil City and Utility claims and adjourn the meeting. Board member Landis seconded the motion.



ADJOURNMENT

Mayor Leichty adjourned the meeting at 4:47 p.m.

EXHIBIT #1: *As the meeting began, City Director of Public Works & Utilities Dustin Sailor provided Board members with a revised memorandum, dated, Nov. 6, 2025, with revised/corrected numbers for agenda item #4, Engineering Department request: Approve the balancing Change Order No. 4, reducing the contract by \$36,828.44, for a final contract amount of \$2,232,878.27 for the Asphalt Paving Project.*

EXHIBIT #2: *A printed copy of a PowerPoint presentation titled "Unsafe Building Hearing – Staff Report, 1615 W. Wilden Avenue, Goshen, November 6, 2025. " It was used by Assistant City Attorney Shuler and City Building Commissioner Myron Grise during the Board's review/compliance hearing for the Order of the City of Goshen Building Commissioner for 1615 West Wilden Avenue (T Capital Group, LCC, property owner).*

EXHIBIT #3: *Documents attesting to the service of the Building Commissioner's order to the property owners, T Capital Group LLC of Gilbert, Ariz. and the mortgage holder of interest, Lima One Capital, LLC of Greenville, S.C. Service was accomplished through certified mail to the property owners.*

EXHIBIT #4: *Documents attesting to the service of the Building Commissioner's order to the property owner, Thaly Silvestre of Goshen, and others with a substantial property interest – Selene Finance, L.P. of Dallas, Texas and American Express National Bank of Vernon Hills, Illinois. The certified mail send to Silvestre was unclaimed and returned, but service was completed to the other parties.*

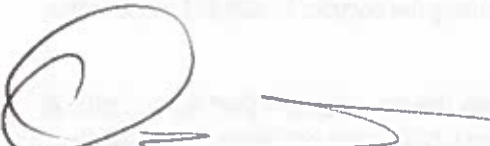
EXHIBIT #5: *A printed copy of a PowerPoint presentation titled "Unsafe Building Hearing – Staff Report, 2613 S. Main Street, Goshen, November 6, 2025. " It was used by Assistant City Attorney Shuler and City Building Commissioner Myron Grise during the Board's review/compliance hearing for the Order of the City of Goshen Building Commissioner for 2613 S. Main Street (Thaly Silvestre, property owner; substantial property interest by Selene Finance, L.P. of Dallas, Texas and American Express National Bank of Vernon Hills, Illinois).*

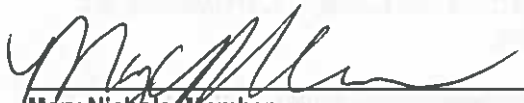
APPROVED:

Mayor Gina Leichty




Mike Landis, Member


Orv Myers, Member


Mary Nichols, Member

Barb Swartley, Member

ATTEST:

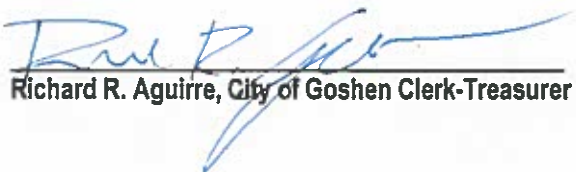

Richard R. Aguirre, City of Goshen Clerk-Treasurer

Exhibit #1



**Engineering Department
CITY OF GOSHEN**

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185
engineering@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Board of Works and Safety and Stormwater Board

FROM: Goshen Engineering

RE: **ASPHALT PAVING PROJECT
(JN: 2024-0002)**

DATE: November 6, 2025

Attached please find Change Order No. 4 – A Balancing Change Order.

Change Order No. 4 reduces the amended contract price by \$36,828.44 making the final contract amount \$2,232,810.01. This amount is 8.62% over the bid amount of \$2,055,649.40 due to the previous change orders.

Contract amount as previously amended	\$2,269,706.70
Change Order No. 4	\$ -36,828.44
Revised contract amount	\$2,232,878.27

Suggested Motion: Move to approve the balancing Change Order No. 4 reducing the contract by \$36,828.44, for a final contract amount of \$2,232,878.27.

Exhibit #2

Unsafe Building Hearing – Staff Report

1615 W. Wilden Avenue, Goshen

November 6, 2025

Background Summary

- 1615 W. Wilden Avenue, Goshen (the “Property”), is a single-family residential structure
- On September 26, 2025, the City of Goshen Building Commissioner issued an Order finding the Property was unsafe under the requirements of Goshen City Code.
- The Building Commissioner’s Order identified various violations of Code and ordered sufficient repairs to be made within thirty (30) days.
- The Order was sent via Certified and Regular Mail on September 26, 2025, to the title owner of the Property, T Capital Group, LLC, as well as a single lien holder against the Property, Lima One Capital, LLC (mortgage lien). T Capital Group, LLC signed for the Certified Mail on September 30, 2025; Lima One Capital, LLC signed for the Certified Mail on October 3, 2025.
- An Affidavit of Service establishing these matters, city copies of the certified mail receipts/returns, are provided for the Board’s record.

Background Summary, cont.

- Property Violations Identified in Building Commissioner's Order
 - Failure to maintain all facilities, equipment, and utilities in safe working condition, as required by Code Sec. 6.3.1.1(a)
 - There is no working plumbing system or electrical system
 - There is no working furnace or other HVAC system; duct work is not properly installed
 - There is no working water heater
 - Failure to maintain all foundations, floors, walls, ceilings, and roof in a condition that is reasonably weather tight and rodent proof, and in good repair, as required by Code Sec. 6.3.1.1(b)
 - Areas of the garage roof have collapsed
 - House roof has loose shingles in need of repair
 - There are areas of soffit and fascia that are missing and need replacement, or loose and need repair

Background Summary, cont.

- Property Violations Identified in Building Commissioner's Order
 - Failure to maintain all windows and doors in a condition that is reasonably weather tight, rodent proof, in sound working condition, and in good repair, as required by Code Sec. 6.3.1.1(d)
 - Multiple broken windows in both the house and garage
 - Failure to properly secure all exterior doors, exterior windows, and exterior basement entrances, as required by Code Sec. 6.3.1.1(ff)
 - Multiple areas of accessibility to the interior of the house and garage, through missing or broken windows and open doors
 - Evidence of multiple squatters
 - Failure to maintain all painted surfaces as properly coated and weather tight, as required by Code Sec. 6.3.1.1(g)
- Other property conditions identified
 - The home is filled with trash, debris, waste, and materials, and otherwise not maintained in a manner that would permit human habitation, occupancy, or use under Goshen City Code

Background Summary, cont.

- Based on these findings, the Order notes that the home has not been maintained in a manner that is compliant with the minimum standards for all structures for purposes of health and safety, and is therefore unsafe under the Indiana Unsafe Building Law.
 - The Order also identifies the structure that, due to its deterioration, dilapidated state, and openness to squatters, as constituting a public nuisance
- The Building Commissioner's Order required all necessary actions and repairs be made to bring the property into compliance with the minimum housing standards under Goshen City Code, noting that all required permits must be obtained and violations addressed.
- The Order for each unit provided 30 days to effectuate repairs or make substantial progress towards completion.

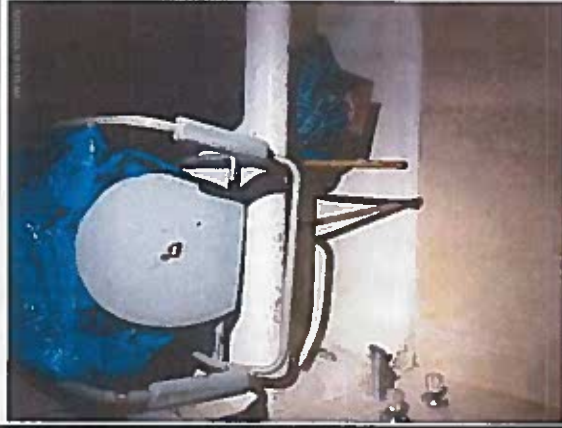
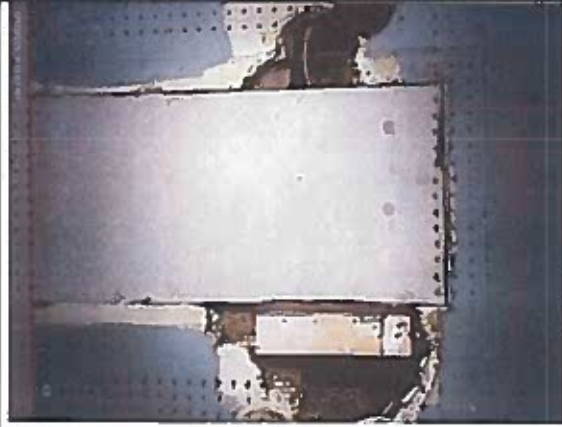
Property Inspections

- Property was initially inspected by Building Department in the summer, photographs documenting the condition was obtained.













Staff Summary

- Building Department has not received any information that the property is in a different condition. It generally remains in the same condition.
- Property owner has not been in contact with the Building Department at any point throughout this process – inspection scheduling, letters, Building Commissioner order, follow up calls
- The Building Condition will continue to get worse if not addressed, continues to be an attractive nuisance to squatters
- Have concerns that the condition of the Property will not be remedied without further action by the City

Board Options

- Evidence shows the Property remains in an unsafe condition and that the Owner, to date, has not been responsive. The Property is not in a condition, currently, that warrants demolition; this may change if deterioration continues.
- Options for the Board to take, per the Indiana Unsafe Building Law
 - Provide property owner additional time to make repairs and schedule future review hearing
 - Find a “willful failure” to comply with the Building Commissioner’s Orders, and impose a Civil Penalty for each Order up to \$5,000
 - Impose the Civil Penalty, suspend upon substantial completion of repairs in 30/45/60 days, schedule for review hearing
 - Authorize Building Commissioner to take legal action, including seeking a receivership for the Property, to effectuate repairs to the Property
- Combination of the above options

Staff Recommendation

- Staff recommends the Board adopt the proposed Order for the Property, which contains the following findings and orders:
 - Findings
 - Proper Notice was given.
 - House and Garage is still unsafe and in need of repairs
 - Owner has willfully failed to comply, as there has been no contact, no permits, no scheduling of inspections, and no attempts at repair
 - Order
 - Impose civil penalty in the amount of \$5,000, payable by November 20, 2025
 - Building Commissioner authorized to take legal action, including seeking receivership, to effectuate repairs

Exhibit #3

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Affidavit of Service

I hereby affirm under the penalties for perjury that I served the September 26, 2025 Order of the City of Goshen Building Commissioner for the real estate located at 1615 W. Wilden Avenue, Goshen, Indiana, as follows:

1. By certified mail, return receipt requested, **and** by first class U.S. mail, postage prepaid on September 26, 2025, to the following last known address or place of business of business of the persons to be notified:

T Capital Group, LLC
1525 S. Higley Road
Gilbert, Arizona 85296
Certified Mail: 7017 2680 0000 2512 7839

Lima One Capital, LLC
201 E. McBee Avenue, Suite 300
Greenville, South Carolina 29601
Certified Mail: 7017 2680 0000 2512 7846

I also hereby affirm that the attached are true and accurate copies of the Certified Mail Receipts and/or Returns for the above mailings, and that no mailing sent via regular mail was returned.

So affirmed this November 5, 2025.


Donald R. Shuler

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Subscribed and sworn to before me, a Notary Public in and for said County and State, this November 5, 2025.


Shannon Marks, Notary Public



7017 2680 0000 2512 7839

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$17.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Restricted Delivery
☐ Adult Signature Restricted Delivery

Postage \$10.76

Total Postage and Fees \$28.06

Sent To **T Capital Group, LLC**
 Street and Apt. No., or PO Box No. **1525 S. Higley Rd**
 City, State, ZIP+4® **Gilbert, AZ 85296**

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

09/26/2015

Postmark Here

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
T CAPITAL GROUP, LLC
1525 S. Higley Road
Gilbert, AZ 85296

2. Article Number (Transfer from service label)
7017 2680 0000 2512 7839

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Mya Mayra ☐ Agent ☐ Addressee

B. Received by (Printed Name) **Mya Mayra** C. Date of Delivery **9/30**

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

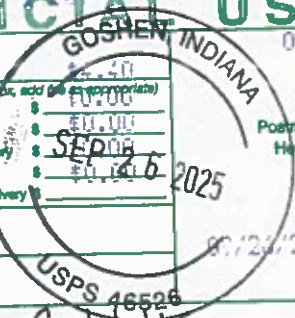
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery over \$500

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7017 2680 0000 2512 7846

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$16.00
Sent To	Lima One Capital, LLC
Street and Apt. No., or PO Box No.	201 E. McBee Ave, Suite 300
City, State, ZIP+4®	Greenville, SC 29601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
LIMA ONE CAPITAL, LLC
201 E. McBee Ave, Suite 300
Greenville, SC 29601



9590 9402 3503 7275 3682 56

2. Article Number (Transfer from service label)

7017 2680 0000 2512 7846

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Cheryl Hughes ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Cheryl Hughes 10/3/25

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No
Lima One Capital
300 E McBee Ave
Greenville, SC
29601

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery over \$500 | |

Exhibit #4

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Affidavit of Service

I hereby affirm under the penalties for perjury that I served the September 26, 2025 Order of the City of Goshen Building Commissioner for the real estate located at 2613 S. Main Street, Goshen, Indiana, as follows:

1. By certified mail, return receipt requested, **and** by first class U.S. mail, postage prepaid on September 26, 2025, to the following last known address or place of business of business of the persons to be notified:

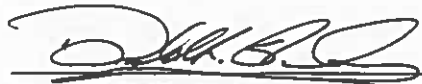
Thaly Silvestre
18074 Hedgewood Drive
Goshen, Indiana 46526
Certified Mail: 7017 2680 0000 2512 7853

Selene Finance, LP
3501 Olympics Blvd, Suite 500, 5th Floor
Dallas, Texas 75019
Certified Mail: 7017 2680 0000 2512 7877

American Express National Bank
775 Corporate Woods Pkwy
Vernon Hills, Illinois 60061
Certified Mail: 7017 2680 0000 2512 7860

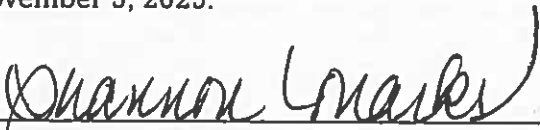
I also hereby affirm that the attached are true and accurate copies of the Certified Mail Receipts and/or Returns for the above mailings, and that no mailing sent via regular mail was returned.

So affirmed this November 5, 2025.


Donald R. Shuler

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Subscribed and sworn to before me, a Notary Public in and for said County and State, this
November 5, 2025.


Shannon Marks, Notary Public



PS Form 3811, July 2015 PSN 7530-02-000-9053
 Domestic Return Receipt

1. Article Addressed to:

American Express National Bank
1115 Corporate Woods Parkway
Vernon Hills, Illinois 60061

2. Article Number (Transfer from service label)
7017 2680 0000 2512 7860

3. Service Type

- ☐ Adult Signature Restricted Delivery
- ☐ Adult Signature Restricted Mail™
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Delivery
- ☐ Return Receipt (hardcopy)
- ☐ Certified Mail (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

4. Priority Mail Express®

1. Article Addressed to:

■ Attach this card to the back of the mailpiece, or on the front if space permits.

■ Print your name and address on the reverse so that we can return the card to you.

■ Complete items 1, 2, and 3.

COMPLETE THIS SECTION

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

PS Form 3800, April 2015 PSN 7530-01-000-9047
 See Reverse for Instructions

1. Article Addressed to:

American Express National Bank
1115 Corporate Woods Pkwy
Vernon Hills, IL 60061

2. Article Number (Transfer from service label)
7017 2680 0000 2512 7860

3. Service Type

- ☐ Adult Signature Restricted Delivery
- ☐ Adult Signature Restricted Mail™
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Delivery
- ☐ Return Receipt (hardcopy)
- ☐ Certified Mail (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

4. Priority Mail Express®

1. Article Addressed to:

■ Attach this card to the back of the mailpiece, or on the front if space permits.

■ Print your name and address on the reverse so that we can return the card to you.

■ Complete items 1, 2, and 3.

COMPLETE THIS SECTION

A. Signature

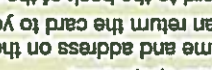
B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X _____	
B. Received by (Printed Name) C. Date of Delivery _____		D. Express delivery different from item 1? Yes ☐ No ☒	
2. Article Number (transfer from service label) 9590 9402 3503 7275 3682 87 		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express® ☐ Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Formed Mail Fee \$1.30	Total Postage and Fees \$10.70
Extra Services & Fees (check box, add fee) ☐ Return Receipt (hardcopy) \$3.50 ☐ Return Receipt (electronic) \$2.80 ☐ Certified Mail Restricted Delivery \$10.00 ☐ Adult Signature Required \$10.00	Postmark Here 2025 6 27
Total \$14.40	USPS 46526 05 27/2025
Scene Finance, LP 3501 Olympus Blvd, Ste 500, 5th Fl Dallas, TX 75201	
Street and Apt. No., or PO Box No. City, State, ZIP+4	
Sent to	
Form 3800, April 2015 PSN 7530-02-000-8041	

CERTIFIED MAIL®

City of Goshen Legal Department
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528-3405

U.S. POSTAGE PAID
FCM LETTER
GOSHEN, IN 46528
SEP 28, 2025

\$10.48

S2324M503882-02

Retail



46528

RDC 99

CS46528

10/15/25

* RET *
* 075 *
* 075 *

46526-RFS-1N 7853

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

The
18074
Goshen, IN

UN
9-27
10/12

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit us at www.usps.com

OFFICIAL USE

Postmark Here

Postage and Fees

Service	Amount
Certified Mail Fee	\$3.50
Postage	\$10.72
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Extra Services & Fees (check or add)	\$0.00
Total	\$14.22

Sent To: Italy Silvestre
Street and Apt. No. or PO Box No. 18074 Hedgewood Drive
City, State, ZIP+4® Goshen, IN 46526

PS Form 3800, April 2015 PSN 7530-02-000-90-17 See Reverse for Instructions

ES82 2T52 0000 0992 2T02

Exhibit #5

Unsafe Building Hearing – Staff Report

2613 S. Main Street, Goshen

November 6, 2025

Background Summary

- 2613 S. Main Street, Goshen (the “Property”), is a single-family residential structure
- On September 26, 2025, the City of Goshen Building Commissioner issued an Order finding the Property was unsafe under the requirements of Goshen City Code.
- The Building Commissioner’s Order identified various violations of Code and ordered sufficient repairs to be made within thirty (30) days.
- The Order was sent via Certified and Regular Mail on September 26, 2025, to the title owner of the Property, Thaly Silvestre, as well as to lien holders against the Property, Selene Financial, LP (mortgage lien) and American Express National Bank (judgment lien). Selene Finance, LP signed for the Certified Mail on October 2, 2025; American Express signed for the Certified Mail on September 30, 2025; Thaly Silvestre did not sign for the Certified Mail, but the regular mail was not returned as being undeliverable.
- An Affidavit of Service establishing these matters, city copies of the certified mail receipts/returns, are provided for the Board’s record.

Background Summary, cont.

- Property Violations Identified in Building Commissioner's Order
 - Failure to maintain all facilities, equipment, and utilities in safe working condition, as required by Code Sec. 6.3.1.1(a)
 - Duct work is rusted and in need of replacement; ducts not properly connected/installed
 - Plumbing lines have been cut or removed
 - Failure to maintain all foundations, floors, walls, ceilings, and roof in a condition that is reasonably weather tight and rodent proof, and in good repair, as required by Code Sec. 6.3.1.1(b)
 - Evidence of water damage within the home
 - Evidence of mold on ceilings
 - Ceilings have holes and/or have collapsed
 - Walls have holes and other damage

Background Summary, cont.

- Property Violations Identified in Building Commissioner's Order
 - Failure to maintain the roof in a sound, tight, and free of defects that admit rain, as required by Code Sec. 6.3.1.1(c)
 - Evidence of water damage within the home
 - Failure to maintain all windows and doors in a condition that is reasonably weather tight, rodent proof, in sound working condition, and in good repair, as required by Code Sec. 6.3.1.1(d)
 - Multiple cracked and broken windows throughout the residential structure
- Other property conditions identified
 - The home is filled with trash, debris, waste, and materials, and otherwise not maintained in a manner that would permit human habitation, occupancy, or use under Goshen City Code

Background Summary, cont.

- Based on these findings, the Order notes that the home has not been maintained in a manner that is compliant with the minimum standards for all structures for purposes of health and safety, and is therefore unsafe under the Indiana Unsafe Building Law.
- The Building Commissioner's Order required all necessary actions and repairs be made to bring the property into compliance with the minimum housing standards under Goshen City Code, noting that all required permits must be obtained and violations addressed.
- The Order for each unit provided 30 days to effectuate repairs or make substantial progress towards completion.

Property Inspections

- Property was initially inspected by Building Department in the summer, photographs documenting the condition was obtained.











Staff Summary

- Building Department has not received any information that the property is in a different condition. It generally remains in the same condition.
- Selene Finance, had initiated a foreclosure action against the property last November. In October, they filed and obtained their Order of Judgment that permits them to proceed to a Sheriff's sale. They have been in contact with the City, but are limited in their ability to address the building condition until they have title in their name. They have taken steps to attempt to secure the property.
- At this time, no Sheriff Sale for the property has been set.

Board Options

- Evidence shows the Property remains in an unsafe condition, the Owner has not been responsive, though the mortgage holder is attempting to secure the property and obtain title. Selene Financial has advised they have requested bids from contractors to complete repairs. The Property is not in a condition, currently, that warrants demolition.
- Options for the Board to take, per the Indiana Unsafe Building Law
 - Provide property owner additional time to make repairs and schedule future review hearing
 - Find a “willful failure” to comply with the Building Commissioner’s Orders, and impose a Civil Penalty for each Order up to \$5,000
 - Impose the Civil Penalty, suspend upon substantial completion of repairs in 30/45/60 days, schedule for review hearing
 - Authorize Building Commissioner to take legal action, including seeking a receivership for the Property, to effectuate repairs to the Property
 - Combination of the above options

Staff Recommendation

- Staff recommends the Board adopt the proposed Order for each unit at the Property, which contains the following findings and orders:
 - Findings
 - Proper Notice was given.
 - House is still unsafe and in need of repairs
 - While the property owner has made no attempts to comply, the mortgage holder – Selene Financial – have taken steps to obtain title to the Property, ready repairs, and have communicated with the Staff
 - Order
 - Affirm finding the Property Unsafe
 - Set for review hearing to determine Selene Finance steps towards bringing the property into compliance