

**BOARD OF PUBLIC WORKS & SAFETY & STORMWATER BOARD
MINUTES OF THE FEBRUARY 6, 2023 REGULAR MEETING**

Convened at 2 p.m. at the Goshen Police & Court Building, 111 East Jefferson St., Goshen, Indiana

Present: Mayor Jeremy Stutsman, Mike Landis, Mary Nichols and Barb Swartley

Absent: None

CALL TO ORDER: Mayor Jeremy Stutsman called the meeting to order at 2:00 p.m.

REVIEW/APPROVE MINUTES: Mayor Stutsman presented the minutes of the Jan. 30, 2023 Regular Meeting. Board member Mike Landis moved to accept the minutes with a revision of the wording of agenda item #10, correcting that a well was found on The Crossings property during work by the City (not on a neighboring property). The motion was seconded by Board member Mary Nichols. Motion passed 4-0.

REVIEW/APPROVE AGENDA: Mayor Stutsman presented the meeting agenda. Board member Landis moved to approve the agenda as submitted. Board member Nichols seconded the motion. Motion passed 4-0.

1) Legal Department: Pass and adopt Resolution 2023-03, Authorizing the Purchase of two salt/sand spreaders from W.A. Jones Truck Bodies and Equipment

Brandy Toms, a paralegal with the City Legal Department, asked the Board to approve Resolution 2023-03, *Authorizing the Purchase of two salt/sand spreaders from W.A. Jones Truck Bodies and Equipment.*

Toms said the City solicited for this purchase under Solicitation Number B-2022-006 in December 2022, but did not receive a responsive offer. Indiana Code 5-22-10-10 allows the City to make a special purchase when another purchasing method described in IC 5-22 has failed to produce a responsive offer.

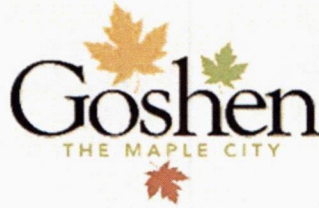
Toms said the City obtained a quote from W.A. Jones Truck Bodies and Equipment for the sum of \$117,952.

Landis/Nichols moved to pass and adopt Resolution 2023-03, *Authorizing the Purchase of two salt/sand spreaders from W.A. Jones Truck Bodies and Equipment* for the sum of \$117,952. Motion passed 4-0.

2) Legal Department: Approve and authorize Mayor Stutsman to execute the agreement with Communication Company of South Bend for the installation of an updated fire alarm system in the City Police and Courts Building at a cost of \$26,136.87

Brandy Toms, a paralegal with the City Legal Department, asked the Board to approve, and to authorize Mayor Stutsman to execute, an agreement with Communication Company of South Bend for the installation of an updated fire alarm system in the Police and Court Building. The upgrade will include replacement of all smoke and heat detectors, installation, CAD's, engineering, final connections, programming and testing.

Toms said the City is already under contract with Communication Company for the testing and inspection of the fire alarm system components, so it was not necessary to seek quotes from other vendors for this work. The cost of this upgrade is \$26,136.87, and the work will be completed within 120 days from receiving a fully executed agreement.



Landis/Nichols moved to approve and to authorize Mayor Stutsman to execute the agreement with Communication Company of South Bend for the installation of an updated fire alarm system in the City of Goshen's Police and Courts Building at a cost of \$26,136.87. Motion passed 4-0.

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

Mayor Stutsman opened Privilege of the Floor at 2:05 p.m.

There were no comments, so Mayor Stutsman closed Privilege of the Floor.

3) Board of Public Works & Safety public hearing: Review of the Order of the City of Goshen Building Commissioner for 518 East Jefferson St. (Ron Davidhizar, property owner)

At 2:06 p.m., Mayor Stutsman opened a public hearing on the Order of the City of Goshen Building Commissioner for the property at 518 East Jefferson St., Ron Davidhizar, property owner.

BACKGROUND:

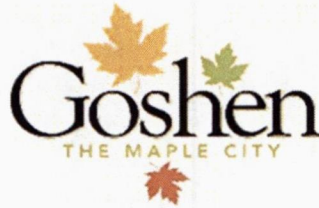
On Dec. 21, 2022, through a written order, City Building Commissioner Myron Grise notified Ronald Davidhizar, the owner of the property at 518 East Jefferson Street, that his property was in violation of the Goshen City Code.

Grise reported that the Goshen Building Department inspected the subject real estate on Sept. 14, 2022. Violations of the Accumulation of Materials, Building Code, and Neighborhood Preservation Ordinance code sections were cited. Grise reported that the real estate was re-inspected on Sept. 29, 2022 and again on Oct. 14, 2022, which showed no significant improvement to the real estate.

Grise reported that the real estate was unsafe within the meaning of Indiana Code §36-7-9-4 in that the building or structure on the real estate is: (1) in an impaired structural condition that makes it unsafe to a person or property; (2) a fire hazard; (3) a public health hazard; (4) dangerous to person or property because of one or more violations of Goshen City Code Title 6 concerning building condition or maintenance; and/or (5) vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of Goshen City Code Title 6.

The following thirteen (13) violations of Title 6 of the Goshen City Code were cited by the Goshen Building Department inspector and have not been satisfactorily repaired or remedied:

1. A permit shall be obtained before a person begins to construct, alter, remodel, rehabilitate, or add to any building or structure, or the placement of a mobile home.
2. There were no working smoke detectors.
3. There was soft, deteriorating wood on the front porch. The building has one or more porches that are not capable of supporting the load that normal use may cause to be placed on them. There was soft, deteriorating wood on the front porch. The stairs on the porch were in disrepair.
4. The building has not been kept in good repair. There was damage to the downstairs bedroom ceiling. There was significant damage to the upstairs closet wall.
5. There was peeling paint/plaster on the bathroom ceiling.



6. The building's wall has not been kept reasonably weather tight and rodent proof. The building has not been kept in good repair. There was significant damage to the front of the dwelling from a downed tree.
7. The dwelling unit at the above cited address is using extension or flexible cords for permanent wiring. Extension or flexible cords are running through doors, under carpets.
8. There was an outlet in the upstairs bedroom that was inoperable. The basement was flooded with six inches of water due to a possible plumbing malfunction.
9. The building has one or more handrails that have not been firmly fastened and capable of supporting normally imposed loads and have not been maintained in good condition.
10. The building has windows and exterior doors that have not been kept reasonably weather tight and in good repair. The front door had broken windows. There were several broken windows.
11. Smoke detectors shall be located in each room used for sleeping purposes and in the common living area on each floor, including the basement.
12. Unable to access basement due to high water.
13. An accumulation of materials, namely wood products and rubbish, on the real estate of the above cited property creates a harborage for rodents or insects. There was roofing materials that had been discarded in the front yard.

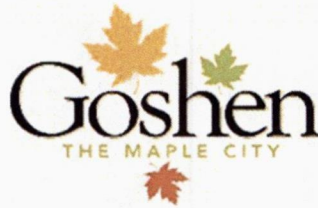
Grise advised the property owner that these violations made the premises, at 518 E. Jefferson St., unsafe. Grise ordered the property owner and tenant to vacate the unsafe building and to repair or rehabilitate the unsafe building to bring it into compliance with standards for building condition or maintenance required for human habitation, occupancy or use by completing all repairs set forth in the "Corrective Action Ordered" section of the table, above so that the building and/or structure is in compliance with Title 6 of the Goshen City Code by Jan. 31, 2023.

In the event of a failure comply with this Order, **Grise** advised the property owner that the City of Goshen may take action to make the required corrections and bill the owner for the costs of such work, including, but not limited to, the actual cost of the work performed and an amount equal to the average processing expense the City would incur in pursuing this matter. Such amounts could become a lien upon the real estate and ultimately be enforced in the same manner as any other judgment.

Grise further notified the property owner that a hearing would be held before the Goshen Board of Public Works and Safety on Monday, Feb. 6, 2023 at 2 p.m., or soon thereafter, for the purpose of reviewing the Order of the City of Goshen Building Commissioner.

Grise advised the property owner that he had the right to appear at this hearing with or without counsel, to present evidence, cross-examine opposing witnesses and present arguments. **Should he fail to appear at the time set for the hearing, the hearing would be conducted in his absence.**

Grise advised that the Goshen Board of Public Works and Safety would have the right to affirm, rescind or modify this Order. The Order of the City of Goshen Building Commissioner is issued on December 21, 2022. **Grise's** Order was included in the Board's meeting packet with a memo from Assistant City Attorney Matt Lawson, a four-page inspection final notice of violations (dated Sept. 30, 2022) by City Rental Inspector Ryan Conrad of the City Building Department and 34 pages of color photographs showing the home's condition.



FEB. 6, 2023 HEARING TESTIMONY, DISCUSSION AND BOARD ACTION:

After convening the hearing, **Mayor Stutsman** noted that property owner **Ronald Davidhizar** was not present. The **Mayor** asked **City Attorney Bodie Stegelmann** if the **Board** should still proceed with the hearing.

City Attorney Stegelmann responded that **Davidhizar** received formal notification of the hearing and that it would be held. **Stegelmann** asked **City Rental Inspector Ryan Conrad** if he had been in contact with **Davidhizar**. **Conrad** said he was in contact with **Davidhizar's** maintenance supervisor for the property but not **Davidhizar**.

Stegelmann said the **Board** could start the hearing or wait for **Davidhizar** to arrive. **Assistant City Attorney Matt Lawson** told the **Mayor** that **Davidhizar** had personally signed the certified mailing for the notice of this hearing.

Mayor Stutsman swore in **Conrad** to provide truthful testimony during the hearing. For the record, **City Attorney Stegelmann** noted that it was now 2:08 p.m., which was after the time the hearing was scheduled to begin.

Reading from a memo dated and distributed to the Board today (Feb. 6, 2023), Conrad reported:

- On Sept. 14, 2022, **Conrad** conducted an inspection of the property at 518 E. Jefferson St. and determined that several maintenance violations existed.
- **Conrad** notified the property owner, **Ron Davidhizar**, in writing, that he would have 30 days to correct the violations. **Conrad** inspected the real estate again on Sept. 29 and Oct. 14 and determined that there was no significant improvement to the real estate.
- During a re-inspection of the property this morning (Feb. 6, 2023), it appeared that the property owner has made some improvements. A new roof and porch have been installed. However, code violations still exist.
- There is missing wood siding on the on the front porch with exposed insulation.
- There are broken windows on the property.
- Numerous extension cords are being used to operate portable space heaters and other appliances, thus creating a fire hazard.
- An outlet in one of the bedrooms is malfunctioning, creating an additional need for extension cords.
- There is flooring that does not have adequate support.
- There are exterior wood surfaces that are not properly covered.
- There are newly installed stairs on the porch that do not have the required handrails.
- Additionally, **Conrad** was advised today by the tenant that the heating system works intermittently. The tenant stated that he occasionally uses the oven to provide additional heat.
- **Conrad** asked the **Board** to affirm the **Building Commissioner's** order and that matter be reset for a compliance hearing in another 30 days to continue monitoring progress. He reported that there have been some repairs, but more need to be worked on.

In response to a question from **Mayor Stutsman**, **Conrad** said the tenant is using space heaters because the furnace only works intermittently. **Conrad** said when he visited today, the indoor temperature of the home was comfortable, but the tenant said the furnace is not reliable, so the oven was turned on today. The **Mayor** responded that was not safe. **Conrad** confirmed the home has an old furnace.

Mayor Stutsman asked if the missing wood front siding was in a spot that could become wet and eventually moldy. **Conrad** said it could, especially on a windy and rainy day and the siding is not weather tight.



In response to questions from **Board member Landis, Conrad** discussed the outstanding violations that he found and said priority could be given to requiring repairs of electrical and other safety-related matters. He also said the Board could require some repairs to be made in a few days.

Mayor Stutsman said looking at the list of violations, it appeared all of the repairs could be completed within 30 days, except for a furnace, if it was on back order. He also agreed with prioritizing "life safety issues."

Board member Swartley said that if the furnace isn't working, perhaps the Board shouldn't give the property owners 30 days to make the repairs. She said a furnace during the winter is "important." The **Mayor** agreed it was essential.

Mayor Stutsman asked **City Attorney Stegelmann** that if the Board gave the property owner 30 days to complete all repairs, could the Board order that some problems be repaired in fewer days. **Stegelmann** said that if the Board finds violations, the Board can further set various time frames for making the repairs.

Mayor Stutsman said he agreed with **Swartley** that using the oven and space heaters with extension cords for heat, because the furnace isn't working, was a fire hazard.

Board member Landis asked if the Board could order repairs to the non-functioning furnace since it wasn't included in the Building Commissioner's original order. **Assistant City Attorney Lawson** clarified that there are four remaining items that still need to be repaired along with the furnace and a few other issues. **Stegelmann** said that he wasn't sure, due to the need for due process, that an order could be issued today on a matter the property owner wasn't aware would be heard today. He said action on the furnace should begin with notice to the property owner.

Mayor Stutsman said the Board would still press the issues of the use of extension cords and the outlet malfunction as a way to address the non-operating furnace. **Stegelmann** agreed.

Mayor Stutsman asked **Conrad** if he had informed the property owner that the Board would likely order further repairs within 30 days. **Conrad** said he informed the property owner's representative today that that repairs in 30 days would likely be his recommendation to the Board. But **Conrad** said he also told the property owner's representative that he would be noting new items that had to be addressed.

Mayor Stutsman said the City staff should begin work on the paperwork for the new issues, including the furnace, right away so as not to get too far behind on those matters.

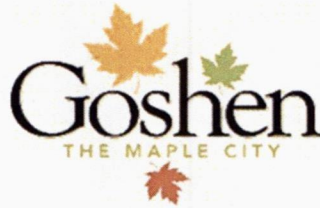
Landis said he would agree with requiring the electrical repairs within 30 days.

Swartley said she understood the need for due process, but given that the property owner has 30 days in February to repair the furnace repairs might mean it is never repaired. The **Mayor** agreed this was a frustrating situation.

Swartley asked if **Conrad** had gotten a chance to inspect the basement. **Conrad** said that during the initial inspection, he was unable to enter the basement because it was flooded. He said he was able to inspect it today and noted that the furnace was old. **Conrad** said the oven was also turned on for heat today, which was not good.

Mayor Stutsman asked the City Attorney for advice on how to take action today and whether to mention the need to repair the furnace. **Stegelmann** said Board could direct City staff to start enforcement action related to the furnace, since that would begin the process of putting the property owner on notice this was an issue that must be resolved

Mayor Stutsman then made a motion that the Board affirm the findings of the City Building Commissioner's order for 518 East Jefferson Street, determining that the listed violations existed and must be repaired in 30 days and that City staff should address the furnace issue. He also moved that the matter be continued to March 13, 2023 for another compliance hearing. **Landis** seconded the motion. Motion passed 4-0.



At 2:19 p.m., Mayor Stutsman closed the public hearing on the Order of the City of Goshen Building Commissioner for the property at 518 East Jefferson Street (Ron Davidhizar, property owner).

Approval of Civil City and Utility Claims

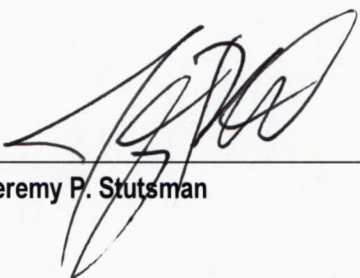
As all matters before the Board of Public Works & Safety were concluded, Mayor Stutsman/Board member Nichols moved to approve Civil City and Utility claims and adjourn the meeting. Motion passed 4-0.

Adjournment

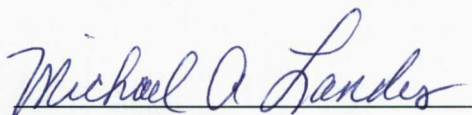
Mayor Stutsman adjourned the Board of Works meeting at 2:19 p.m.

EXHIBIT #1: Memorandum by Rental Inspector Ryan Conrad of the City Building Department, dated Feb. 6, 2023, and distributed to the Board during consideration of agenda item #3, Board of Public Works & Safety public hearing: Review of the Order of the City of Goshen Building Commissioner for 518 East Jefferson St. (Ron Davidhizar, property owner). Attached to Conrad's memorandum was the Building Commissioner's order for 518 East Jefferson Street and 16 color photographs showing the current condition of the property.

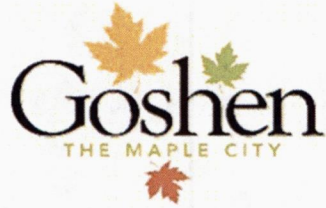
APPROVED:




Mayor Jeremy P. Stutsman

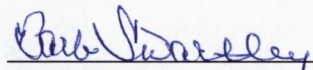


Mike Landis, Member



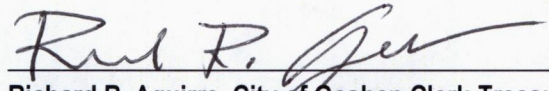


Mary Nichols, Member

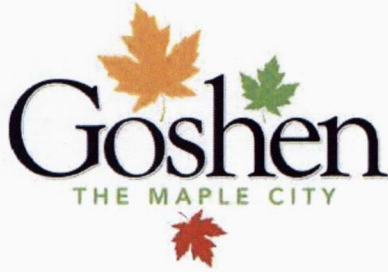


Barb Swartley, Member

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: RYAN CONRAD, BUILDING DEPARTMENT

DATE: FEBRUARY 6, 2023

SUBJECT: 518 E. JEFFERSON

On September 14, 2022, I conducted an inspection of the property at 518 E. Jefferson St. and determined that several maintenance violations existed. I notified the property owner, Ron Davidhizar, in writing, that he would have 30 days to correct the violations. I inspected the real estate again on September 29 and October 14 and determined that there was no significant improvement to the real estate.

At a re-inspection of the property this morning, it appeared that the property owner has made some improvements. A new roof and porch have been installed; however, the following code violations still exist:

- There is missing wood siding on the on the front porch with exposed insulation
- Broken windows exist on the property
- Numerous extension cords are being used to operate portable space heaters and other appliances, creating a fire hazard
- An outlet in one of the bedrooms is malfunctioning, creating an additional need for extension cords
- There is flooring that does not have adequate support
- There are exterior wood surfaces that are not properly covered
- There are newly installed stairs on the porch that do not have the required handrails

Additionally, I was advised this morning by the tenant that the heating system works intermittently. The tenant stated that he occasionally uses the oven to provide additional heat.

I am asking for the matter to be reset for a compliance hearing in another 30 days to continue monitoring progress.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Conrad".

Ryan Conrad
Rental Housing Inspector
Building Department

ORDER OF THE CITY OF GOSHEN BUILDING COMMISSIONER

December 21, 2022

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

TO: RON DAVIDHIZAR
203 Middlebury St.
Goshen, IN 46528

OCCUPANT
518 E. Jefferson St.
Goshen, IN 46528

RE: Premises at 518 E. Jefferson St., Goshen, Indiana 46528

You are notified as a person holding a substantial property interest in the real estate at **518 E. Jefferson St., Goshen, Indiana 46528**, that the building or structure at this location is in violation of the Goshen City Code as set forth in more detail below.

The Goshen Building Department inspected the subject real estate on **September 14, 2022**. Violations of the Accumulation of Materials, Building Code, and Neighborhood Preservation Ordinance code sections were cited. The real estate was reinspected on **September 29, 2022** and again on **October 14, 2022**, which showed no significant improvement to the real estate.

The real estate is unsafe within the meaning of Indiana Code §36-7-9-4 in that the building or structure on the real estate is: (1) in an impaired structural condition that makes it unsafe to a person or property; (2) a fire hazard; (3) a public health hazard; (4) dangerous to person or property because of one or more violations of Goshen City Code Title 6 concerning building condition or maintenance; and/or (5) vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of Goshen City Code Title 6.

The following thirteen (13) violations of Title 6 of the Goshen City Code were cited by the Goshen Building Department inspector and have not been satisfactorily repaired or remedied:

VIOLATIONS OF TITLE 6, ARTICLE 1 - BUILDING CODE			
#	DESCRIPTION	CODE SECTION VIOLATED	CORRECTIVE ACTION ORDERED
1	A permit shall be obtained before a person begins to construct, alter, remodel, rehabilitate, or add to any building or structure, or the placement of a mobile home.	§6.1.1.7(a) Building Permit Required	A permit shall be obtained before a person begins work or new or altered electrical, mechanical or plumbing systems. The required permits and fees are set forth in the current Building Department Fee Ordinance
VIOLATIONS OF TITLE 6, ARTICLE 3 - NEIGHBORHOOD PRESERVATION			
#	DESCRIPTION	CODE SECTION VIOLATED	CORRECTIVE ACTION ORDERED
2	There were no working smoke detectors.	§6.3.1.8(g) Smoke Detectors Operable Condition	Batteries and/ or detectors need to be replaced. Detectors need to be replaced every ten years.
3	There was soft, deteriorating wood on the front porch. The building has one or more porches that are not capable of supporting the load that normal use may cause to be placed on them. There was soft, deteriorating wood on the front porch. The stairs on the porch were in disrepair.	§6.3.1.1(e) Stairs and Porches - Exterior	All damaged wood needs to be removed and replaced with like material. The damaged concrete needs to be removed and stairs replaced.
4	The building has not been kept in good repair. There was damage to the downstairs bedroom ceiling. There was significant damage to the upstairs closet wall.	§6.3.1.1(b) Privacy, Weather Tight, Good Repair - Interior	The damaged plaster in the downstairs bedroom needs to be repaired and properly re-coated. The missing portion of upstairs closet wall needs to be replaced to make weathertight and rodent proof.

ORDER OF THE CITY OF GOSHEN BUILDING COMMISSIONER

5	There was peeling paint/ plaster on the bathroom ceiling.	§6.3.1.1(g) Unpainted Surfaces – Interior	All flaking paint and any loose plaster must be removed and surface properly re-coated.
6	The building's wall has not been kept reasonably weather tight and rodent proof. The building has not been kept in good repair. There was significant damage to the front of the dwelling from a downed tree.	§6.3.1.1(b) Privacy, Weather Tight, Good Repair – Exterior	All damaged wood siding must be removed and replaced with like material to make weathertight and rodent proof. All surfaces shall be properly re-coated for protection against the elements.
7	The dwelling unit at the above cited address is using extension or flexible cords for permanent wiring. Extension or flexible cords are running through doors, under carpets.	§6.3.1.5(h) Extension or Flexible Cords	Cords need to be removed to eliminate fire hazard.
8	There was an outlet in the upstairs bedroom that was inoperable. The basement was flooded with six inches of water due to a possible plumbing malfunction.	§6.3.1.1(a) Safe and Satisfactory Condition of Facility, Equipment Utility	The electric needs to be assessed and outlet repaired or replaced so it functions as designed. The plumbing needs to be assessed and repaired. All water shall be removed from the basement.
9	The building has one or more handrails that have not been firmly fastened and capable of supporting normally imposed loads and have not been maintained in good condition.	§6.3.1.1(f) Handrail – Interior	The basement handrail was loose and needs to be securely fastened to the wall.
10	The building has windows and exterior doors that have not been kept reasonably weather tight and in good repair. The front door had broken windows. There were several broken windows.	§6.3.1.1(d) Windows and Doors	The glass needs to be replaced to make weathertight and rodent proof. All broken glass needs to be replaced to make weathertight and rodent proof.
11	Smoke detectors shall be located in each room used for sleeping purposes and in the common living area on each floor, including the basement.	§6.3.1.8(b) Smoke Detectors in Rooms	Batteries and/ or detectors need to be replaced. Detectors need to be replaced every ten years.
12	Unable to access basement due to high water.	§6.3.1.10(c) Rental Inspection	Need access to basement to inspect.
VIOLATIONS OF TITLE 6, ARTICLE 10 – ACCUMULATION OF MATERIALS			
#	DESCRIPTION	CODE SECTION VIOLATED	CORRECTIVE ACTION ORDERED
13	An accumulation of materials, namely wood products and rubbish, on the real estate of the above cited property creates a harborage for rodents or insects. There was roofing materials that had been discarded in the front yard.	§6.10.1.4(b)(2) Accumulation of Materials - Harborage for Rodents	The roofing and other materials discarded in the front yard need to be removed.

These violations make the premises at 518 E. Jefferson St., Goshen, Indiana 46528 unsafe.

You are ordered to vacate the unsafe building and to repair or rehabilitate the unsafe building to bring it into compliance with standards for building condition or maintenance required for human habitation, occupancy or use by completing all repairs set forth in the “Corrective Action Ordered” section of the table, above so that the building and/or structure is in compliance with Title 6 of the Goshen City Code by **January 31, 2022**.

In the event that you fail to comply with this Order, the City of Goshen may take action to make the required corrections and will bill you for the costs of such work, including, but not limited to, the actual cost of the work performed and an amount equal to the average processing expense the City will incur in pursuing this matter. Such amounts can become a lien upon the real estate and can ultimately be enforced in the same manner as any other judgment.

You are further notified that a hearing will be held before the Goshen Board of Public Works and Safety on **Monday, February 6, 2022 at 2:00 p.m.**, or soon thereafter, for the purpose of reviewing the Order of the City of Goshen Building Commissioner. This hearing will be held at the Goshen Police & Court Building in the Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana.

You have the right to appear at this hearing with or without counsel, to present evidence, cross-examine opposing witnesses and present arguments. Should you fail to appear at the time set for the hearing,

ORDER OF THE CITY OF GOSHEN BUILDING COMMISSIONER

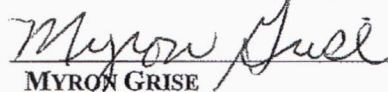
Page 3 of 3

the hearing will be conducted in your absence. The Goshen Board of Public Works and Safety will have the right to affirm, rescind or modify this Order.

Indiana Code §36-7-9-27 requires that if you transfer your interest or any portion of your interest in the unsafe building affected by this Order to another person, you must supply the other person with full information regarding this Order prior to transferring that interest or agreeing to transfer that interest. Within five (5) days after transferring or agreeing to transfer a substantial property interest in the unsafe building affected by this Order, you must also supply Goshen Building Commissioner, Myron Grise, with the full name, address and telephone number of the other person taking a substantial property interest in the unsafe building and/or premises, along with written copies of the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished. Mr. Grise's office is located at 204 East Jefferson Street, Goshen, Indiana 46528, or you may contact him at (574) 534-2104. Should you fail to comply with these provisions, then you may be liable to the City of Goshen for any damage that the City of Goshen may suffer in the event that judgment is entered against the City by the other person to whom the transfer was made.

This Order of the City of Goshen Building Commissioner is issued on **December 21, 2022**.

City of Goshen Building Department



MYRON GRISE

Building Commissioner



GOSHEN BUILDING DEPARTMENT

204 E. Jefferson St., Suite 5

Goshen, IN 46528

Website: building@goshencity.com

CERTIFICATE OF SERVICE

The undersigned certifies that the foregoing *Order of the City of Goshen Building Commissioner* for the premises at 518 E. Jefferson St., Goshen, Indiana 46528, was served by sending a copy via certified mail, return receipt requested, and via regular first-class mail to the last known address of the following persons to be notified on **December 21, 2022**.

RON DAVIDHIZAR

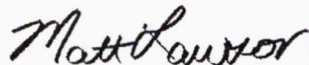
203 Middlebury St.

Goshen, IN 46528

OCCUPANT

518 E. Jefferson St.

Goshen, IN 46528

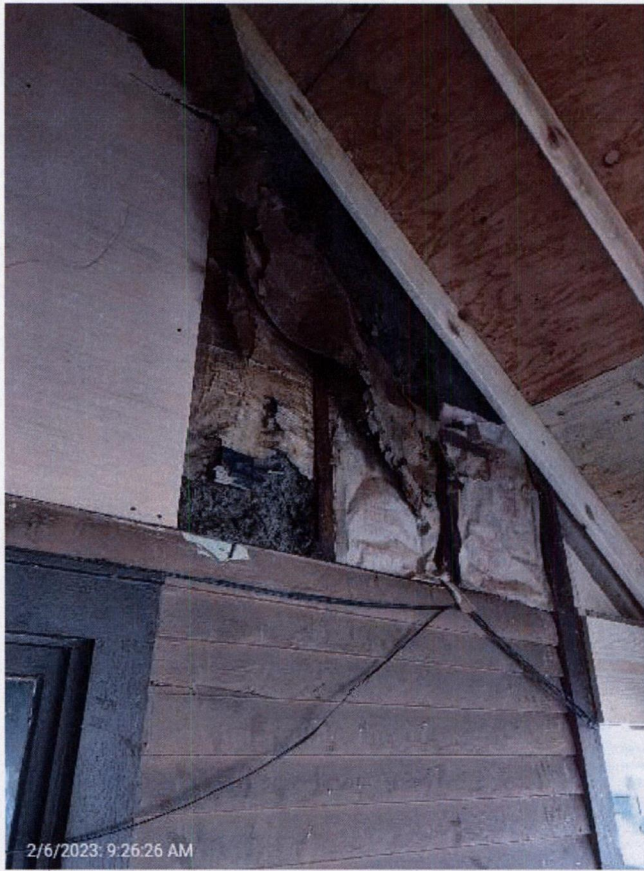


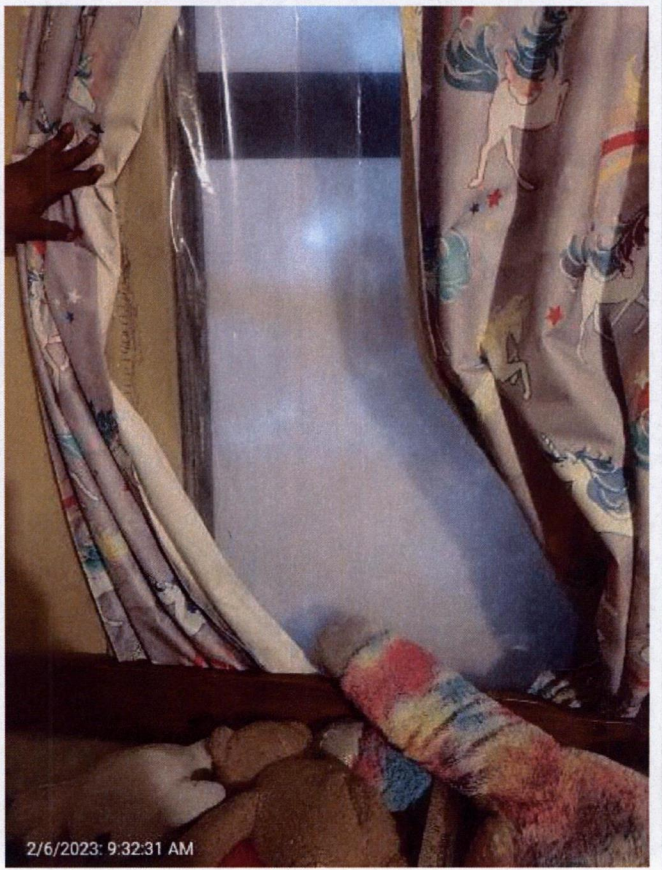
MATT LAWSON

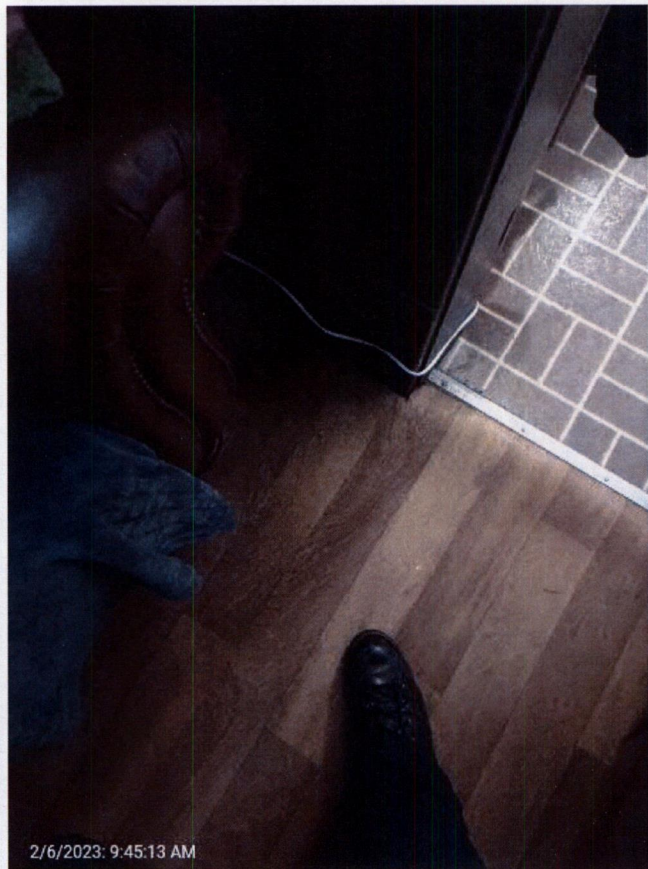
Asst. City Attorney

City of Goshen









2/6/2023: 9:45:13 AM



2/6/2023: 9:47:51 AM



2/6/2023: 9:49:10 AM



2/6/2023: 9:49:26 AM