



Lodging & Trade, LLC  
Ahmed D. Mubarak  
1117 E Main St  
Greenwood, IN 46143

30 September 2022

## Notice of Non-Compliance – Order to Vacate

Mr. Mubarak,  
RE: Red Carpet Inn – Fanta Suites Hotel

On June 24<sup>th</sup> 2021 your hotel, The Red Carpet Inn was inspected by both the Johnson County Health Department and the Greenwood Fire Department. At that time a total of 188 violations were cited while only 32 rooms were satisfactory throughout your entire hotel. These violations consisted of cockroaches and bedbugs, extensive damage to walls and required elements, plumbing and electrical issues, mold and water damage to name a few. Following several conversations you obtained a permit on November 1<sup>st</sup> 2021, to repair or replace much of the required items to regain full compliance. On September 14<sup>th</sup> 2022 a follow-up inspection was conducted with the Greenwood Fire department, Johnson County Health Department and myself from the Greenwood CDS Building department. It was found that minimal progress if any has been made to bring the property into compliance, in many areas it appears several violations have gotten substantially worse. Some of the effected rooms are closed, however the closure of a room with health or life safety issues without correctly addressing the problem does not alleviate that problem. In many cases, the presence of these violations cannot be contained to just the effected room. Mold and roaches migrate to those areas that support environments for them to thrive, rooms without operating smoke detectors will provide no warning of a fire or smoke event, and excessive leaks from the roof or plumbing effect rooms below. The current status of your building that have led me to the following conclusion.

Your property has been found to be in violation of the State of Indiana, and the City of Greenwood's unsafe structure ordinance. Please reference the statements below that directly apply to your structure.

**IC 36-7-9-4 Unsafe buildings and unsafe premises described.** *Sec. 4. (a) For purposes of this chapter, a building or structure, or any part of a building or structure, that is: (5) dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or (6) vacant or blighted and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance.*

**IC 36-7-9-6 Modification or rescission of orders.** *Sec. 6. (b) The enforcement authority may rescind an order previously issued, even if the order has been affirmed by the hearing authority. As added by Acts 1981, P.L.309, SEC.28. Amended by P.L.59-1986, SEC.6.*



BUILDING COMMISSIONER

300 South Madison Avenue | Greenwood, IN 46142 | 317.881.8698

**Sec. 7-28 Nuisance Declared; Abatement Required.** *All buildings, or portions thereof within the City which are determined after inspection by the Building Commissioner to be unsafe as defined in this Article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in this Article. (Ord. No. 82-29, § 3, 1-3-83; 1983 Greenwood Municipal Code, § 4-50)*

**Sec. 7-30 Additions to Definition of Unsafe Building.** *(h) Whenever, for any reason, the building or structure or any portion thereof, is manifestly unsafe for the purpose for which it is being used.*

*(l) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of the City, or of any law or ordinances of this state or county relating to the condition, location, or structure of buildings.*

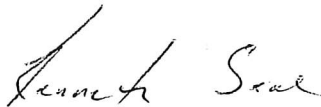
*(n) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Commissioner to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.*

*(o) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resisting construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the Building Commissioner to be a fire hazard.*

By order of the Building Commissioner, the Certificate of Occupancy issued for the above named and addressed business is hereby revoked. All persons currently occupying any structure covered under this certificate of occupancy are ordered to vacate the premises within 10 days of receipt of this notice. Access to this structure will only be permitted by individuals who maintain ownership in the property or those assigned to make the required repairs or inspections to the structure. This business is not suitable for habitation or occupancy of its designed use by the citizens of the City of Greenwood or its visitors. All violations will be addressed and approved by the authority having jurisdiction, at which time the outstanding permit will be satisfied and a the respective Certificate of Occupancy shall be issued.

Should you wish to appeal the order stated above you may do so in writing within 10 days of receipt of this notice requesting a hearing before the City of Greenwood Plan Commission. Information or assistance with that procedure can be provided upon request.

*Authority for this action is; Section 7-5 (Ord. No. 88-29, § 2, 6-6-88), and Sec. 7-29 Enforcement Authority. (Ord. No. 82-29, §§ 4, 5, 1-3-83; 1983 Greenwood Municipal Code, § 4-51)*



**KENNETH SEAL**  
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