

UNSAFE BUILDING HEARING AUTHORITY

**RECORD OF HEARING**

Third Floor Conference Room, City Hall  
300 N. High St.  
Muncie, IN 47305

**Hearing Date:** March 10<sup>th</sup> 2022 at 2:00 PM

**Members Present:** Gretchen Cheesman, Brad King, Brad King and Aaron Clark.

**Staff Present:** Cortney Walker, Rebecca Moon, Taylor Reed and Robert Jessee acting as Administrators; Cortney Walker Recording Secretary, and Bill Hughes, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, March 10<sup>th</sup>, 2022 at 2:00 PM in the City Hall Auditorium of Muncie City Hall. Chairman Brad King called the meeting to order.

Hearing Authority members and City staff were introduced.

The procedure for hearing cases was explained.

Those in attendance were advised of the following:

- Findings of fact and action taken at this meeting will be mailed to owners and recorded in the office of the Delaware County Recorder and made a matter of public record.
- Owners can appeal the findings of fact and action taken to the Delaware County Circuit Court.
- Appeals must be initiated within ten days after the date of this hearing.

Those in attendance who participated in the hearing were sworn in.

Unsafe Cases:

1. **901 E 1<sup>st</sup> ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2,500 for noncompliance & set status hearing for May 12<sup>th</sup>. Seconded and motion passed with a unanimous vote.
2. **1311 E 1<sup>ST</sup> ST** - Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance & set status hearing for May 12<sup>th</sup>. Seconded and motion passed with a unanimous vote.
3. **414 W 7<sup>TH</sup> ST** - Motion to affirm the Trash Order. Owner did not attend. Penalize \$500 for noncompliance & set status hearing for April 14<sup>th</sup>. Seconded and motion passed with a unanimous vote.
4. **416 W 7<sup>TH</sup> ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$3000 for noncompliance and set status hearing for April 14<sup>th</sup>. Seconded and motion passed with a unanimous vote.

5. **522 E 13TH ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 & set status hearing for May 12<sup>th</sup>. Seconded and motion passed with a unanimous vote.
6. **1405 W 13TH ST (GARAGE)** – Motion to affirm the Demo Order. Neighbor attended. Neighbor is in the process of buying to property to demo, given 60 days to start the process for demo and set status hearing for May 12<sup>th</sup>. Seconded and motion passed with a unanimous vote.
7. **1202 W 16TH ST** - Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to gain contact with new owner. Seconded and motion passed with a unanimous vote.
8. **1705 E 17TH ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for April 14<sup>th</sup> for owner to obtain proper permits & inspection. Seconded and motion passed with a unanimous vote.
9. **2310 E 22ND ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain insp. Seconded and motion passed with a unanimous vote.
10. **1314 S BROTHERTON ST** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for May 12<sup>th</sup> to gain contact with new owner. Seconded and motion passed with a unanimous vote.
11. **1324 S BROTHERTON ST** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for May 12<sup>th</sup> to gain contact with new owner. Seconded and motion passed with a unanimous vote.
12. **419 S COUNCIL ST** – Motion to affirm the Demo Order. Owner did attend. Set status hearing for April 14<sup>th</sup> to obtain inspection. Seconded and motion passed with a unanimous vote.
13. **1415 S COUNCIL ST (GARAGE)** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$1000 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain proper permits and insp. Seconded and motion passed with a unanimous vote.
14. **1221 S GRANT ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain insp. Seconded and motion passed with a unanimous vote.
15. **2024 E HIGHLAND AVE** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain insp. Seconded and motion passed with a unanimous vote.
16. **1222 S JEFFERSON ST** – Motion to affirm the Demo Order. Owner did attend. Set status hearing for June 9<sup>th</sup> to obtain proper permits and provide demo information. Seconded and motion passed with a unanimous vote.
17. **1309 S LIBERTY ST** – Motion to affirm the Rehab Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain an insp. Seconded and motion passed with a unanimous vote.
18. **2202 S MANHATTAN AVE** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for May 12<sup>th</sup> to obtain demo permit. Seconded and motion passed with a unanimous vote.
19. **2012 N MAPLEWOOD AVE** – Motion to affirm the Rehab Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup> to obtain a

walk-through insp. to see interior progress. Seconded and motion passed with a unanimous vote.

20. **1407 W MEMORIAL DR** – Motion to Release the Demo Order. Seconded and motion passed with a unanimous vote.
21. **909 W NORTH ST** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for April 14<sup>th</sup>. Seconded and motion passed with a unanimous vote.
22. **2210 S PENN ST** – Motion to modify to Rehab Order. Owner did not attend. Set status hearing for April 14<sup>th</sup> to obtain progress insp. Seconded and motion passed with a unanimous vote.
23. **1406 S PERSHING DR** – Motion to affirm the Demo Order. Owner did not attend. Penalize \$3000 and set status hearing for May 12<sup>th</sup> to bring prop up to code and obtain inspection. Seconded and motion passed with a unanimous vote.
24. **1614 E PRINCETON AVE** - Motion to affirm the Demo Order. Owner did not attend. Penalize \$3000 and set status hearing for May 12<sup>th</sup> to bring prop up to code and obtain inspection. Seconded and motion passed with a unanimous vote.
25. **1619 E PRINCETON AVE** - Motion to affirm the Demo Order. Owner did not attend. Penalize \$2500 and set status hearing for May 12<sup>th</sup> to bring prop up to code and obtain inspection. Seconded and motion passed with a unanimous vote.
26. **1623 E PRINCETON AVE** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for April 14<sup>th</sup> to obtain progress insp. Seconded and motion passed with a unanimous vote.
27. **1517 S WALNUT ST** – Motion to affirm the Rehab Order & to Administratively Enforce. Seconded and motion passed with a unanimous vote.
28. **2811 N WALNUT ST** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for April 14<sup>th</sup> to provide plans, timeline and obtain insp. Seconded and passed with a unanimous vote.
29. **618 W 5<sup>TH</sup> ST** – Owner did not attend. Set status hearing for April 14<sup>th</sup> to complete electrical & obtain insp. Seconded and passed with a unanimous vote.
30. **415 W 6<sup>TH</sup> ST** – Owner did not attend. Penalize \$2500 for noncompliance and place on the City’s Noncompliance list. Seconded and passed with a unanimous vote.
31. **417 W 6<sup>TH</sup> ST** - Motion to Release the Trash Order & Reduce the Civil Penalty 25% for compliance. Seconded and passed with a unanimous vote.
32. **725 E 6<sup>th</sup> ST** - Owner did not attend. Penalize \$2500 for noncompliance and place on the City’s Noncompliance list. Seconded and passed with a unanimous vote.
33. **125 W 8<sup>th</sup> ST** – Owner did not attend. Owner is to hire a licensed contractor inspect the property to verify it can be saved, provide costs & a reasonable timeline to rehab the house within 30 days or the property will be placed on the City’s Noncompliance list to be demoed. Set status hearing for April 14<sup>th</sup>. Seconded and passed with a unanimous vote.
34. **622 W 9th ST** – Owner did not attend. Motion to Modify order to Rehab, affirm & Administratively Enforce. Seconded and passed with a unanimous vote.
35. **711 W 10<sup>th</sup> ST** - Set status hearing for May 12th to get update on owner & plan from new owner to become compliant. Seconded and passed with unanimous vote.
36. **710 W 11<sup>th</sup> ST** – Owner did not attend. Penalize \$3000 for noncompliance and place on the City’s Noncompliance List. Seconded and passed with a unanimous vote.

37. **1301 W 13<sup>TH</sup> ST** – Owner did not attend. Penalize \$2500 for noncompliance and set status hearing for May 12<sup>th</sup>. Seconded and passed with a unanimous vote.
38. **1409 W 13<sup>TH</sup> ST** – Neighbor attended. Neighbor is in the process of buying to property to demo, given 60 days to start the process for demo and set status hearing for May 12<sup>th</sup>. Seconded and motion passed with a unanimous vote.
39. **1804 W 14<sup>TH</sup> ST** – Owner attended. Plans to get the property rehabbed. Owner is to obtain all proper permits & an inspection before the next set hearing. Set status hearing for April 14<sup>th</sup>. Seconded and passed with a unanimous vote.
40. **807 W 15<sup>th</sup> ST** - Motion to release the Trash Order & reduce the Civil Penalty 25% for compliance. Seconded and passed with a unanimous vote.
41. **2210 E 18<sup>TH</sup> ST** – Owner did not attend. Penalize \$2500 for noncompliance and place on the City’s Noncompliance List. Seconded and passed with a unanimous vote.
42. **2104 E 19<sup>TH</sup> ST** – Owner did not attend. Motion to Modify order to Rehab, Affirm & Administratively Enforce. Seconded and passed with a unanimous vote.
43. **1503 E 20<sup>th</sup> St** – Owner did not attend. Owner is to obtain any proper permits required for rehab & a walk-through inspection to see progress. Set status hearing for May 12<sup>th</sup>. Seconded and passed with a unanimous vote.
44. **1306 E 28<sup>th</sup> St** – Owners attended. Owner is to obtain a progress inspection to show the work they are doing before the status hearing. Set status hearing for April 14<sup>th</sup>.
45. **2721 S Blaine St** – Owner did not attend. Penalized \$2,500 for noncompliance & placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
46. **1110 S Burlington Dr** – Owner did not attend. Owner is to obtain proper permits to bring in new mobile homes. Set status hearing for May 12<sup>th</sup>. Seconded & passed with unanimous vote.
47. **1004 N Brady St.** - Owner did not attend. Owner is to hire a licensed contractor inspect the property to verify it can be saved, provide costs & a reasonable timeline to rehab the house within 30 days or the property will be placed on the City’s Noncompliance list to be demoed. Set status hearing for April 14<sup>th</sup>. Seconded and passed with a unanimous vote.
48. **1407 E Butler St** – Owner did not attend. Penalized \$2,500 for noncompliance. Set status hearing for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
49. **800 S Celia Ave** – Owner did not attend. Fined \$100 for not obtaining a progress inspection. Set status hearing for May 12<sup>th</sup> to obtain a progress inspection. Seconded & passed with a unanimous vote.
50. **1210 N Central Ave** – Owner did not attend. Fined \$100 for not obtaining progress inspection. Set status hearing for May 12<sup>th</sup> to obtain the progress inspection. Seconded & passed with a unanimous vote.
51. **115 N Cherry St** – Owner did not attend. Motion to Modify to Demo Order, Affirmed. Penalized \$2,500 for noncompliance & placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
52. **401 N Claypool Rd** – Owner did not attend. Owner is to make sure tenant is to keep the property cleaned. Set status hearing for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
53. **518 S Council St** – Owner did not attend. Owner is to obtain a progress walk-through inspection to show the work they have done. Set status hearing for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.

54. **805 N Elm St** – Owner on land contract attended. Motion to Modify to Rehab Order, Affirmed. Owner is to obtain a Building Permit & a progress inspection before the next set hearing. Set status hearing for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
55. **220 S Gharkey St** – Owner did not attend. Penalized \$2,500 for noncompliance and placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
56. **1332 E Gilbert St** – Owner did not attend. M Jewell has a buying lined up. They have 60 days to get the property transferred to the new owner. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
57. **2908 S Grant St** – Owner did not attend. Motion to Release the Rehab Order. Seconded & passed with a unanimous vote.
58. **2203 S Hackley St** – Owner did not attend. Motion to Modify to Rehab Order, Affirmed. Owner or contractor is to obtain progress inspection before the next set hearing. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
59. **2208 S Hackley St** – Owner did not attend. Owner is to obtain a Building Permit for foundation work & a progress inspection before the next set hearing. Status hearing set for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
60. **1704 E Hines St** – Owner did not attend. Owner is to renew the demo permit, completed the demolition & obtain inspections. Set status hearing for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
61. **426 W Howard St** – Owner did not attend. Penalized \$2,500 for noncompliance. Place on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
62. **1205 S Hoy Ave** – Owner did not attend, Owner is to obtain a progress inspection to show the work they have done. Set status hearing for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
63. **1507 E Jackson ST** – Contractor for the demolition attended. Contractor is to renew the demo permit, complete the demolition & obtain proper inspections. Set status hearing for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
64. **2716 E Jackson St** – Owner did not attend. Motion to Modify to Rehab Order, Affirmed. Owner is to provide rehab plan & timeline. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
65. **625 N Jefferson St** – Owner did not attend. Owner is to renew the demolition permit, complete the demolition & obtain proper inspections. Set status hearing for April 14<sup>th</sup>. Seconded and passed by a unanimous vote.
66. **1202 S Jefferson St** – Owner attended. Owner is required to get the deed & land contract properly recorded in her name, as well as obtain a walk-through inspection before the next set hearing. Status hearing set for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
67. **1903 S Jefferson St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
68. **1320 E Kirby Ave** - Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
69. **2004 E Kirk St** - Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City’s Noncompliance list. Seconded & passed with a unanimous vote.
70. **727 S Luick Ave** - Owner did not attend. Owner is to renew the demolition permit, complete the demolition & obtain proper inspections. Set status hearing for April 14<sup>th</sup>. Seconded and passed by a unanimous vote.

71. **1309 W Memorial Dr** - Owner did not attend. Penalized \$1,000 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
72. **3214 S Monroe St** – Owner did not attend. Owner is to provide demo contractor, obtain the demo permit & start the demo before the next set hearing. Status hearing set for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
73. **820 W North St** - Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
74. **916 & 916 ½ S Pershing Dr** – Owner did not attend. Need to be provided with new owner information before the next set hearing. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote,
75. **1200 S Pershing Dr** – Representative attended for the owner. Place on the City's Noncompliance list to proceed with the demolition. Seconded & passed with a unanimous vote.
76. **2213 S Pershing Dr.** – Owner did not attend. Penalized \$3,000 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
77. **725 W Powers St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
78. **1210 W Powers St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
79. **303 S Proud St** – Representative for the owner attended. Motion to Modify to Rehab order, Affirm. Owner is to obtain a progress inspection before the next set hearing. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
80. **305 S Proud St** – Owner did not attend. New owner information is needed to be provided to our office with their plan to become compliant as well. Status hearing set for May 12<sup>th</sup>. Seconded & passed with a unanimous vote.
81. **420 S Proud St** – Owner attended. Owner is to record the land contract. A Building permit & progress inspection are needed before the next set hearing. Status hearing set for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
82. **2816 S Walnut St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
83. **2818 S Walnut St** – Owner did not attend. Penalized \$3,000 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
84. **1001 W Wayne St Unit 3. Apt 308** – Motion to Release the Rehab Order. Seconded & passed with a unanimous vote.
85. **3100 N Westwood Rd** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
86. **601 S Windsor St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
87. **1509 W University Ave** – Owner did not attend. Fined \$250 for not making any progress on the stairs & balcony. Penalized \$5,000 for noncompliance. Status hearing set for April 14<sup>th</sup>. Seconded & passed with a unanimous vote.
88. **2418 S Vine St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.
89. **1303 S Vines St** – Owner did not attend. Penalized \$2,500 for noncompliance. Placed on the City's Noncompliance list. Seconded & passed with a unanimous vote.