

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: April 14th 2022 at 2:00 PM

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

Staff Present: Cortney Walker, Melinda Coffey, Taylor Reed, Rebecca Moon and Steve Selvey 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, April 14th 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. **827 E 1ST ST** – Motion to modify to Rehab Order and affirm. Owner did not show, status hearing set for June 9th to get update on new owner. Seconded and motion passed with a unanimous vote.
2. **202 W 6TH ST** – Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
3. **711 E 8TH ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
4. **1813 W 8TH ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$3500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
5. **2305 W 8TH ST** – Motion to affirm Rehab Order & Administratively Enforce. Seconded and motion passed with a unanimous vote.

6. **3515 W 8th ST** – Motion to affirm the Demo Order. New buyer was present, Owner to obtain insp. before June 9th status hearing. Seconded and motion passed with a unanimous vote.
7. **1320 E 9th ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
8. **1408 W 11th ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$3500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
9. **1716 W 14th ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
10. **1608 W 15th ST** – Motion to affirm Demo Order. Owner was present. Owner is to obtain a final clean-up inspection of the shed & trash. Status hearing set for May 12th. Seconded & motion passed with a unanimous vote.
11. **916 W 17th ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
12. **1908 E 26th ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
13. **526 N BENNETT ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
14. **511 S BROTHERTON ST** – Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
15. **601 S COUNCIL ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
16. **3902 S EBRIGHT ST** - Motion to affirm the Trash Order. Owner did not show, penalize \$500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
17. **2105 S ELM ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
18. **920 N GAVIN ST** – Motion to affirm the Demo Order. Owner was present. Owner to start & complete demolition and obtain inspection before status hearing June 9th. Seconded and motion passed with a unanimous vote.
19. **1207 S GRANT ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
20. **721 S HACKLEY ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.

21. **3011 S HACKLEY ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
22. **1508 S HIGH ST** – Motion to affirm the Demo Order. Owner was present, Owner to obtain insp. before May 12th status hearing. Seconded and motion passed with a unanimous vote.
23. **1813 E HINES ST** – Motion to affirm the Demo Order. Owner was present, Owner to obtain insp. before June 9th status hearing. Seconded and motion passed with a unanimous vote.
24. **2401 S JEFFERSON ST** - Motion to affirm the Demo Order. Owner was present, Owner to obtain insp. before May 12th status hearing. Seconded and motion passed with a unanimous vote.
25. **704 E KIRBY AVE** - Motion to affirm the Demo Order. Owner was present, **Owner** to obtain DM Permit before June 9th status hearing. Motion to rescind CP upon Demo House. Seconded and motion passed with a unanimous vote.
26. **1022 E KIRBY AVE** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
27. **2810 S LIBERTY ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
28. **3400 N LINDEN ST** – Motion to affirm the Rehab Order. Owner was present and ordered to obtain a walk-through insp to show progress of interior. Status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
29. **1001 1009 S MACEDONIA AVE** – Motion to affirm the Demo Order. Owner was present and status hearing set for Dec 8th to obtain bids on garage demo. Seconded and motion passed with a unanimous vote.
30. **2604 S MACEDONIA AVE** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
31. **3705 S MADISON ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
32. **417 N MANHATTAN AVE** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
33. **608 W MEMORIAL** – Motion to affirm the Demo Order. Owner was present and ordered to provide Rehab plan and insp before June 9th status hearing. Seconded and motion passed with unanimous vote.
34. **3223 S MONROE ST (GARAGE)** – Motion to affirm the Demo Order. Owner was not present. Status hearing set for May 12th to complete demo & call for insp. Seconded and motion passed with unanimous vote.
35. **924 S PERSHING DR** – Motion to affirm the Demo Order. Owner was present. Status hearing set for May 12th for new owner to provide info and plans. Seconded and motion passed with unanimous vote.
36. **3013 S PERSHING DR** – Motion to affirm the Demo Order and modify to Rehab. Owner was present. Owner ordered to provide rehab plan & obtain progress walk-

- through before status hearing May 12th. Seconded and motion passed with unanimous vote.
37. **700 W POWERS ST** – Motion to affirm Rehab Order. Owner was represented. Motion to Administratively Enforce. Seconded and motion passed with a unanimous vote.
 38. **710 W POWERS ST**- Motion to affirm the Demo Order. Owner did not show, penalize \$1000 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
 39. **1224 W POWERS ST** – Motion to affirm the Demo Order. Owner was represented and ordered to obtain an insp before the June 9th status hearing. Seconded and motion passed with a unanimous vote.
 40. **412 S PROUD ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
 41. **430 S PROUD ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
 42. **1508 W ROYALE DR** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
 43. **714 E SEYMOUR ST** - Motion to affirm the Demo Order. Owner did not show, penalize \$2500 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
 44. **1010 N TURNER ST** – Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
 45. **1807 S WALNUT ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
 46. **590 W WILSON AVE** - Motion to affirm the Demo Order. Owner did not show, penalize \$5000 for noncompliance & set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
 47. **618 W 5TH ST** – Owner was not present. Status hearing set for May 12th to complete electrical & obtain an inspection. Seconded and motion passed with unanimous vote.
 48. **414 W 7TH ST** – Owner was not present. Penalize \$500 for noncompliance & place on City’s Noncompliance list. Seconded and motion passed with a unanimous vote.
 49. **416 W 7TH ST** – Owner was not present. Penalize \$3000 for noncompliance & place on City’s Noncompliance list. Seconded and motion passed with a unanimous vote.
 50. **125 W 8TH ST** – Owner was represented. Penalize \$2500 and placed on the City’s Noncompliance list. Seconded and motion passed with a unanimous vote.
 51. **1804 W 14TH ST** – Owner was represented. Ordered to obtain BP, inspection and plans for status hearing May 12th. Seconded and motion passed with a unanimous vote.
 52. **1404 W 16TH ST** – Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
 53. **1705 E 17TH ST** – Owner was not present. Penalize \$2500 for noncompliance & place on the City’s Noncompliance list. Seconded and motion passed with a unanimous vote.

54. **215 E 21ST ST** – Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
55. **1306 E 28TH ST** – Owner was present. Status hearing set for June 9th to obtain progress inspection. Seconded and motion passed with a unanimous vote.
56. **1204/1206 W BETHEL AVE** – Owner was represented. The property manager is to provide the contractors quote for removing & repairing the stairs & balconies for booth buildings. Status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
57. **815 S BLAINE ST (HOUSE & GARAGE)** – Owner was present. Motion to modify to Rehab, affirm and Administratively Enforce. Seconded and motion passed with a unanimous vote.
58. **1004 N BRADY** – Owner was represented. Penalize \$2500 and placed on the City's Noncompliance list. Seconded and motion passed with a unanimous vote.
59. **419 S COUNCIL ST** – Owner was present. Motion to modify to Rehab, affirm and Administratively Enforce. Seconded and motion passed with a unanimous vote.
60. **1421 S ELM ST** – Owner was not present. Status hearing set for May 12th to obtain final inspection. Seconded and motion passed with a unanimous vote.
61. **2411 S GRANT ST** – Owner was not present. Motion to Administratively Enforce. Seconded and motion passed with a unanimous vote.
62. **2208 S HACKLEY ST** – Owner was not present. Motion to release Rehab Order & reduce the civil penalty. Seconded and motion passed with a unanimous vote.
63. **3801 N HARTFORD** – Owner was represented. Status hearing set for June 9th to obtain progress inspection. Seconded and motion passed with a unanimous vote.
64. **1403 E HINES ST** – Owner was present. Motion to modify to rehab. Owner is to obtain a walk-through inspection before the next set hearing. Status hearing set for July 14th. Seconded and motion passed with a unanimous vote.
65. **1405 E HINES ST** – Owner was present. Placed on the City's Noncompliance list. Seconded and motion passed with a unanimous vote.
66. **1704 E HINES ST** – Owner was present. Status hearing set for May 12th to complete demo. Seconded and motion passed with a unanimous vote.
67. **1507 E JACKSON ST** – Owner was represented. Status hearing set for June 9th to complete demo. Seconded and motion passed with a unanimous vote.
68. **2716 E JACKSON ST** – Owner was present. Status hearing set for July 14th to complete exterior. Seconded and motion passed with a unanimous vote.
69. **625 N JEFFERSON ST** – Owner was not present. Status hearing set for June 9th to get hole filled. Seconded and motion passed with a unanimous vote.
70. **1202 S JEFFERSON ST** – Owner was present. Owner is to complete demolition of the garage, provide rehab plans & obtain a walk-through inspection. Status hearing set for May 12th. Seconded and motion passed with a unanimous vote.
71. **1006 N LELAND AVE** – Owner was present. Status hearing set for June 9th to obtain Building Permit. Seconded and motion passed with a unanimous vote.
72. **703 S LUICK AVE** – Owner was not present. Status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
73. **727 S LUICK AVE** – Owner was not present. Status hearing set for June 9th to get hole filled. Seconded and motion passed with a unanimous vote.

- 74. 2012 N MAPLEWOOD AVE** – Owner was represented. Motion to release the Rehab order & reduce the Civil Penalties. Seconded and motion passed with a unanimous vote.
- 75. 3214 S MONROE ST** – Owner was not present. Status hearing set for June 9th to complete demo & obtain proper inspections. Seconded and motion passed with a unanimous vote.
- 76. 2804 S MULBERRY ST** – Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
- 77. 909 W NORTH ST** – Owner was present. Motion to modify to Rehab, affirm and Administratively Enforce. Seconded and motion passed with a unanimous vote.
- 78. 2210 S PENN ST** – Owner was not present. Penalize \$2500 for noncompliance & set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
- 79. 1623 E PRINCETON AVE** – Owner was not present. Penalize \$2500 for noncompliance and fine \$100 for not obtaining progress inspection and set status hearing for May 12th. Seconded and motion passed with a unanimous vote.
- 80. 420 S PROUD ST** – Owner was present. Order modified to Rehab & Administratively Enforced. Seconded & motion passed with a unanimous vote.
- 81. 1509 W UNIVERSITY AVE** – Owner was not present. Penalize \$5000 for noncompliance & place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.
- 82. 3213 S VINE ST** – Owner was not present. Status hearing set for June 9th to get new owner information & plans for the property. Seconded and motion passed with a unanimous vote.
- 83. 2811 N WALNUT ST** – Owner was present. Owner to obtain walk-through inspection and status hearing set for May 12th. Seconded and motion passed with a unanimous vote.