

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: May 12th 2022 at 2:00 PM

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

Staff Present: Cortney Walker, Taylor Reed, Rebecca Moon, Bob Jessee 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, May 12th 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. 1807/1809 W 7TH ST – Motion to affirm the Demo Order. Owner did not show. Penalize \$5000 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
2. 1908 W 10TH ST – Motion to affirm the Rehab & Trash Order. Owner was represented. Status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
3. 2016 W 11TH ST – Motion to affirm the Trash & Vehicle Order. Owner did not show. Penalize \$500 for noncompliance & status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
4. 1301 W 14TH ST (Apt 2) – Motion to affirm the Rehab Order. Owner was represented. Ordered to call for final insp before status hearing June 9th. Seconded and passed with a unanimous vote.

5. 1434 W 14TH ST – Motion to affirm Rehab & Demo Order. Owner was present. Ordered to obtain insp before status hearing June 9th. Seconded and passed with a unanimous vote.
6. 1436 W 14TH ST – Motion to affirm the Demo Order. Owner did not show. Penalize \$3500 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
7. 922 W 15TH ST – Motion to affirm the Rehab Order. Owner did not show. Status hearing set for July 14 to obtain a progress inspection. Seconded and motion passed with a unanimous vote.
8. 1401 E 18TH ST – Motion to affirm the Rehab & Trash Order. Owner was present. Status hearing set for June 9th to get an inspection and show progress. Seconded and motion passed with a unanimous vote.
9. 214 E 21ST ST - Motion to affirm the Demo Order. Owner did not show. Penalize \$2500 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
10. 119 121 N CHERRY ST - Motion to affirm the Rehab Order. Owner did not show. Penalize \$5000 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
11. 312 S COLE AVE – Motion to affirm the Rehab Order. Owner was represented. Ordered to obtain inspection and set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
12. 1409 S BROTHERTON ST – Motion to affirm the Trash Order. Owner was represented by neighbor buying property. Ordered to obtain inspection and set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
13. 1411 S BROTHERTON ST - Motion to affirm the Trash Order. Owner was represented by neighbor buying property. Ordered to obtain inspection and set status hearing for June 9th. Seconded and motion passed with a unanimous vote.
14. 1916 E BUTLER ST - Motion to affirm the Rehab Order. Owner did not show. Penalize \$2500 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
15. 1917 E BUTLER ST – Motion to affirm the Demo Order. Owner was represented. Ordered to obtain an inspection. Status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
16. 2823 S FRANKLIN ST – Motion to release the Trash Order. Seconded and motion passed with a unanimous vote.
17. 2110 E HIGHLAND AVE – Motion to affirm the Demo Order. Owner was present. Status hearing set for June 9th to obtain inspection and plans. Seconded and motion passed with a unanimous vote.
18. 2310 S JEFFERSON ST – Motion to affirm the Demo Order. Owner was present. Status hearing set for June 9th to obtain inspection. Seconded and motion passed with a unanimous vote.
19. 2322 S JEFFERSON ST – Motion to affirm the Trash Order. Owner did not show. Penalize \$500 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.

20. 1024 E KIRBY AVE – Motion to affirm the Demo Order. Owner did not attend. Penalized \$2,500 for noncompliance. Status hearing set for June 9th to make progress & obtain insp. Seconded and motion passed with a unanimous vote.
21. 1316 E KIRBY AVE – Motion to affirm the Demo Order. Owner did not attend. Penalized \$2,500 for noncompliance. Status hearing set for June 9th to make progress & obtain insp. Seconded and motion passed with a unanimous vote.
22. 818 E MAIN ST – Motion to affirm the Demo Order. Owner was present. Status hearing set for June 9th to have contractors call for inspection. Seconded and motion passed with a unanimous vote.
23. 613 W MEMORIAL DR – Motion to affirm the Trash Order. Owner did not show, Status hearing set for June 9th to obtain clean-up inspection. Seconded and motion passed with a unanimous vote.
24. 3015 S PERSHING DR – Motion to affirm the Demo Order. Owner is not show. Set status hearing for June 9th. Seconded and motion pass with a unanimous vote.
25. 716 E SEYMOUR ST – Motion to affirm the Trash Order. Owner did not show. Penalize \$500 for noncompliance & set status hearing set for June 9th. Seconded and motion passed with a unanimous vote.
26. 2019 E WILLARD ST – Motion to affirm the Demo Order. Owner did not show. Set status hearing set for July 14th to complete demo. Seconded and motion passed with a unanimous vote.
27. 901 E 1ST ST – Owner did not show. Status hearing set for July 14th to properly notify new owner & obtain plans. Seconded and motion passed with a unanimous vote.
28. 1311 E 1ST ST – Owner did not show. Status hearing set for June 9th to properly notify the new tax sale buyer. Seconded and motion passed with a unanimous vote.
29. 618 W 5TH ST – Owner did not show. Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
30. 202 W 6TH ST – Set status hearing for June 9th to obtain update on ownership. Seconded and motion passed with a unanimous vote.
31. 1813 W 8TH ST – Owner did not show. Penalize \$3500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
32. 711 W 10TH ST – Owner did not show. Status hearing set for June 9th to obtain proper permits. Seconded and motion passed with a unanimous vote.
33. 1408 W 11TH ST – Owner did not show. Penalize \$3500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
34. 522 E 13TH ST – Motion to release the Demo Order & reduce the Civil Penalty. Seconded and motion passed with a unanimous vote.
35. 1301 W 13TH ST – Owner did not show. Penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
36. 1405 W 13TH ST – Motion to release the Demo Order once the owner obtain Demo Permit. Seconded and motion passed with a unanimous vote
37. 1409 W 13TH ST – Owner did not show. Status hearing set for July 14th to obtain Demo Permit & Demo the house. Seconded and motion passed with a unanimous vote.

38. 1716 W 14TH ST – Owner did not show. Penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
39. 1804 W 14TH ST – Motion to Modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
40. 1608 W 15TH ST – Owner did not show. Motion to Release the Demo Order. Seconded and motion passed with a unanimous vote.
41. 1202 W 16TH ST – Owner did not attend. Fine \$100 for not obtaining progress insp before the hearing. Status hearing set for June 9th to obtain insp & provide progress. Motion Seconded & passed with a unanimous vote.
42. 916 W 17TH ST – Owner did not attend. Penalized \$2,500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
43. 1503 E 20TH ST – Owner did not attend. Owner is to obtain Building Permit before the June 9th Hearing. Motion Seconded & Passed with a unanimous vote
44. 2310 E 22ND ST - Owner did not show. Status hearing set for June 9th to properly notify the new tax sale buyer. Seconded and motion passed with a unanimous vote.
45. 1908 E 26TH ST – Owner did not attend. Status hearing set for June 9th to obtain walk-through inspection & proper permits. Motion Seconded & Passed with a unanimous vote.
46. 511 S BROTHERTON ST – Owner attended. Owner is to obtain a Contractor to obtain Demo Permit & Demo the unsafe structure before the City takes action. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.
47. 1314 S BROTHERTON ST – Owner attended. Owner is to obtain a walk-through inspection & proper permits. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
48. 1324 S BROTHERTON ST – Owner did not attend. Status hearing set for June 9th to properly notify the new owner & obtain plan. Motion Seconded & Passed with a unanimous vote.
49. 2708 N BUCKLES ST – Owner did not attend. Penalized \$2,500 for noncompliance. Status hearing set for July 14th to obtain demo permit & demo unsafe structurer. Motion Seconded & Passed with a unanimous vote.
50. 1110 S BURLINGTON DR – Owner was represented by the property manager. Property Manager is to obtain proper permits & inspections for mobile homes removed & brought in Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
51. 1407 E BUTLER ST – Owner was present. Owner is to obtain a walk-through inspection & show progress. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
52. 800 S CELIA AVE – Owner was not present, Owner complied, Okay to Release. Owner can obtain release forms once \$100 fine is paid. Motion Seconded & Passed with a unanimous vote.
53. 1210 N CENTRAL AVE – Owner was present, Owner has applied for help from Habitat. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.

- 54.** 401 N CLAYPOOL RD – Owner was not present, Tenant has complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
- 55.** 601 S COUNCIL ST – Owner was not present, penalized \$2,500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 56.** 518 S COUNCIL ST – Owner was not present, Owner Complied, Okay to release. Owner can obtain Release form once reduced Civil Penalties are paid. Motion Seconded & Passed with a unanimous vote.
- 57.** 1415 S COUNCIL ST – Owner was not present, penalized \$1000 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 58.** 3902 S EBRIGHT ST – Owner was not present, penalized \$500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 59.** 805 N ELM ST – Owner was present, Status hearing set for July 14th for the owner to provide updated plan. Motion Seconded & Passed with a unanimous vote.
- 60.** 1421 S ELM ST – Owner was not present, Property Manager Complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
- 61.** 2105 S ELM ST – Owner was not present, penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 62.** 1332 E GILBERT ST – Owner was not present, penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 63.** 1207 S GRANT ST – Owner was not present, penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 64.** 1221 S GRANT ST – Owner was not present, penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 65.** 2203 S HACKLEY ST – Owner was not present. Demo Order modified to Rehab & Administratively Enforced. Motion Seconded & Passed with a unanimous vote.
- 66.** 3011 S HACKLEY ST – Owner was represented by his fiancé. They are to obtain a walk-through inspection & show the property cleaned up. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.
- 67.** 1508 S HIGH ST – Owner was represented by property manager. They are to obtain a walk-through inspection. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.
- 68.** 2024 E HIGHLAND AVE – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote
- 69.** 1704 E HINES ST – Owner was not present. Owner is to complete the demolition & call for final inspection. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
- 70.** 1205 S HOYT AVE – Owner was present. Owner complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.

- 71.** 1202 S JEFFERSON ST – Owner & Land Contract Owner was present. Fined \$100 for not obtaining a walk-through before May hearing. They are required to get land contract recorded, finish cleaning up the garage, obtain walk-through and provide rehab plans. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.
- 72.** 2401 S JEFFERSON ST – Owner was represented. No action was taken. Status hearing set for July 14th.
- 73.** 1022 E KIRBY AVE – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 74.** 1309 S LIBERTY – Owner was not present. Placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 75.** 2810 S LIBERTY – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 76.** 2604 S MACEDONIA AVE – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 77.** 417 N MANHATTAN AVE – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 78.** 2202 S MANHATTAN AVE – Owner was not present. Owner is to Complete Demo & Call for inspection. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
- 79.** 3223 S MONROE ST – Owner was not present. Owner Complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
- 80.** 625 N MULBERRY ST – Owner was not present. Owner Complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
- 81.** 916&916 ½ S PERSHING DR – Owner was not present. Placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 82.** 924 S PERSHING DR – Owner was not present. Owner Complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
- 83.** 1406 S PERSHING DR – Owner was represented. They are to record the land contract & provide updated owner information. Status hearing set for June 9th. Motion Seconded & Passed with a unanimous vote.
- 84.** 3013 S PERSHING DR – Owner was not present. Fined \$100 for not obtaining a walk-through inspection before the May hearing. Status hearing set for June 9th to obtain progress inspection. Motion Seconded & Passed with a unanimous vote.
- 85.** 710 W POWERS ST – Owner was not present. Penalized \$1000 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
- 86.** 1614 E PRINCTON AVE – Owner was not present. Penalized \$3000 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.

87. 1623 E PRINCETON AVE – Owner was present. Owner is to obtain Demo Permit, start & complete demo. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
88. 303 S PROUD ST – Owner was not present. Owner Complied, Okay to Release. Motion Seconded & Passed with a unanimous vote.
89. 305 S PROUD ST – Owner was not present. Status hearing set for June 9th to properly notify the new owner. Motion Seconded & Passed with a unanimous vote.
90. 412 S PROUD ST – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
91. 1508 W ROYALE DR – Owner was not present. Penalized \$1000 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
92. 714 E SEYMOUR ST – Owner was not present. Penalized \$2500 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
93. 590 W WILSON AVE – Owner was not present. Penalized \$5000 for noncompliance & placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
94. 2207 S WALNUT ST – Owner was not present. Fined \$100 for not obtaining progress insp before the May hearing. Penalized \$2500 for noncompliance. Status hearing set for July 14th. Motion Seconded & Passed with a unanimous vote.
95. 2811 N WALNUT ST – Owner was present. Placed on the City's Noncompliance list. Motion Seconded & Passed with a unanimous vote.
96. 205 E WILLARD ST – Owner was not present. Status hearing set for August 11th to show progress & obtain inspection. Motion Seconded & Passed with a unanimous vote.
97. 1619 E PRINCETON AVE – PULLED FROM THE AGENDA