

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: JUNE 9TH 2022 at 2:00 PM

Members Present: Aaron Clark, Brad King 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, June 9th 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. 813 E 1st St - Motion to affirm Rehab & Trash Order. Owner was present. Status hearing set for July 14, 2022 for owner to hire Contractor for Demo. Seconded and motion passed with a unanimous vote.
2. 914 W 10th St - Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
3. 1512 W 10th St - Motion to release Rehab Order. Seconded and motion passed with a unanimous vote.
4. 1425 W 13th St - Motion to affirm Trash Order. Owner was present. Owner to obtain insp before status hearing July 14th. Seconded and motion passed with a unanimous vote.
5. 1004 W 17th St - Motion to affirm Demo & Trash Order. Owner was not present. Penalize \$3000 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.

6. 1106 W 18th St - Motion to affirm Demo Order. Owner was not present. Penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
7. 1430 E 26th St - Motion to affirm Rehab & Trash Order. Owner was not present. Penalize \$3000 for noncompliance & set status hearing for August 12th. Seconded and motion passed with a unanimous vote.
8. 503 W Adams St - Motion to affirm Rehab Order. Owner was represented. Set status hearing for December 8th. Seconded and motion passed with a unanimous vote.
9. 521 W Adams St - Motion to affirm Rehab & Trash Order. Owner was represented. Owner to secure and obtain inspection before July 14th status hearing. Seconded and motion passed with a unanimous vote.
10. 519 W Adams St - Motion to modify to Rehab Order and affirm, Administratively Enforce. Owner was represented. Seconded and motion passed with a unanimous vote.
11. 2107 S Biltmore Ave – Motion to modify to Rehab Order, affirm and administratively enforce. Owner was not present. Seconded and motion passed with a unanimous vote.
12. 1709 S Birch St. - Motion to modify to Rehab Order, affirm and administratively enforce. Owner was not present. Seconded and motion passed with a unanimous vote.
13. 1001 S Center St - Motion to affirm Demo & Trash Order. Owner was not present. Status hearing set for July 14th to properly notify new owner. Seconded and motion passed with a unanimous vote.
14. 1616 E Dartmouth Ave - Motion to affirm Demo Order. Owner was present. Status hearing set for July 14th to obtain inspection. Seconded and motion passed with a unanimous vote.
15. 703 N Delawanda Ave - Motion to affirm Rehab & Trash Order. Owner was represented. Status hearing set for October 13th to obtain walk-thru insp. Seconded and motion passed with a unanimous vote.
16. 1822 E Depauw Ave – Motion to affirm Demo Order. Owner was present. Status hearing set for August 11th so owner can pull DM Permit. Seconded and motion passed with a unanimous vote.
17. 2720 S Elm St – Motion to affirm Rehab Order & Administratively Enforce. Owner was not present. Seconded and motion passed with a unanimous vote.
18. 2814 S Franklin St - Motion to affirm Demo Order. Owner was not present. Penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
19. 818 S Grant St – Motion to affirm Rehab Order. Owner was not present. Status hearing set for July 14th to obtain a progress inspection. Seconded and motion passed with a unanimous vote.
20. 1508 S Hackley St (Garage) - Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
21. 2400 S Hackley St – Motion to affirm Rehab Order. Owner was present. Set status hearing September 8th for owner to obtain inspection. Seconded and motion passed with a unanimous vote.
22. 2320 S Hackley St - Motion to modify to Rehab Order and affirm. Owner was represented. Status hearing set for August 11th to obtain progress inspection. Seconded and motion passed with a unanimous vote.

23. 408 W Harvard Ave – Motion to affirm Rehab Order. Owner was present. Status hearing set for August 11th to obtain inspection. Seconded and motion passed with a unanimous vote.
24. 1908 S High St - Motion to affirm Demo & Trash Order. Owner was not present. Penalize \$3000 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
25. 2107 S Jefferson St - Motion to affirm Demo & Trash Order. Owner was present. Owner to get property mowed & secured. Status hearing set for July 14th to provide plans and obtain inspection. Seconded and motion passed with a unanimous vote.
26. 2111 S Jefferson St – Motion to affirm Demo & Trash Order. Owner was not present. Penalize \$3000 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
27. 1000 E Kirby Ave (Garage) – Motion to affirm Demo & Trash Order. Owner was not present. Placed on the City’s Noncompliance for City Demolition. Seconded and motion passed with a unanimous vote.
28. 1011 E Kirby Ave - Motion to affirm Rehab & Trash Order. Owner was not present. Penalize \$3000 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
29. 1013/1015 E Kirby Ave - Motion to affirm Rehab & Trash Order. Owner was not present. Penalize \$3000 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
30. 1305 E Kirk St – Motion to affirm Demo Order. Owner was present. Owner to pull permits, if needed and obtain a walk-thru before status hearing July 14th. Seconded and motion passed with a unanimous vote.
31. 2005 S Manhattan Ave – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
32. 114 N Martin St – Motion to affirm Rehab Order. Owner was present. Status hearing set for July 14th for owner to obtain inspection. Seconded and motion passed with a unanimous vote.
33. 1413 S Monroe St – Motion to affirm Demo Order. Owner was not present. Penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
34. 3020 S Monroe St - Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
35. 211 E North St – Motion to affirm Rehab Order. Owner was not present. Penalize \$2500 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
36. 3004 N Pauline Ave - Motion to release Rehab Order. Seconded and motion passed with a unanimous vote.
37. 1504 S Perkins Ave – Motion to affirm Demo & Trash Order. Owner was not present. Penalize \$3000 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
38. 719 S Pershing Dr – Motion to affirm Demo Order. Owner was not present. Penalize \$2500 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.

39. 923 S Pershing Dr – Motion to affirm Trash Order. Owner was represented. Owner ordered to clean up and obtain inspection. Set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
40. 1200 Blk E Princeton Ave - Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
41. 1619 E Princeton Ave – Motion to affirm the Demo Order. Owner was present. Status Hearing set for July 14th to start demo process. Seconded and motion passed with a unanimous vote.
42. 1200 S Rochester Ave – Motion to affirm Demo Order. Owner was represented. Ordered to provide purpose of Redevelopment (IDEM is involved) and to show progress in cleaning up & maintaining the property. Penalize \$5000 and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
43. 1120 S Shipley St – Motion to affirm Demo Order. Owner was not present. Penalize \$2500 and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
44. 2016 S Shipley St – Motion to affirm Trash Order. Owner was present. Ordered to vacate, clean up property & call for inspection before status hearing July 14th. Seconded and motion passed with a unanimous vote.
45. 401 W Waid Ave – Motion to release the Rehab Order and place demo costs on taxes. Seconded and motion passed with a unanimous vote.
46. 1302 E Washington St – Motion to affirm Demo Order. Set status hearing for July 14th to properly notify the new owner. Seconded and motion passed with a unanimous vote.
47. 803 W Willard St – Motion to affirm Demo Order. Owner was not present. Penalize \$2500 for noncompliance & set status hearing for July 14th to obtain inspection. Seconded and motion passed with a unanimous vote.
48. 2219 E Yale Ave – Motion to affirm Rehab & Trash Order. Owner was not present. Penalize \$3000 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
49. 827 E 1st St – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
50. 1311 E 1st St – Owner was not present. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
51. 202 W 6th St – Owner was not present. Motion to set status hearing for August 11th to get an update. Seconded and motion passed with a unanimous vote.
52. 711 E 8th St – Owner was not present. Motion to penalize \$2500 for noncompliance and place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.
53. 3515 W 8th St – Owner was represented. Status hearing set for August 11th to obtain progress report. Seconded and motion passed with a unanimous vote.
54. 1320 E 9th St - Owner was not present. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
55. 711 W 10th St – Owner was not present. Motion to modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.

56. 1908 W 10th St – Owner was represented. Motion to fine \$100 for no inspection and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
57. 2016 W 11th St – Owner was represented. Motion to release Trash Order and rescind C.P. Seconded and motion passed with a unanimous vote.
58. 1301 W 14th St Apt 2 – Owner was not present. Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
59. 1434 W 14th St – Owner was present. Motion to fine \$100 for no inspection and ordered to get a walk-thru inspection before status hearing July 14th. Seconded and motion passed with a unanimous vote.
60. 1436 W 14th St – Owner was not present. Motion to penalize \$3500 for noncompliance and place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.
61. 1202 W 16th St – Owner was present. Motion to fine \$100 for not obtaining inspection. Ordered to obtain a walk-thru and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
62. 1401 E 18th St – Owner was not present. Motion to set status hearing for July 14th to obtain a progress inspection. Seconded and motion passed with a unanimous vote.
63. 1503 E 20th St – Owner was not present. Motion to set status hearing for July 14th to obtain Building Permit. Seconded and motion passed with a unanimous vote.
64. 214 E 21st St – Owner was represented. Motion to set status hearing for July 14th with inspection & plans. Seconded and motion passed with a unanimous vote.
65. 2310 E 22nd St – Owner was not present. Motion to set status hearing for December 8th to get update on status of the deed. Seconded and motion passed with a unanimous vote.
66. 1908 E 26th St – Owner was present. Motion to set status hearing for July 14th with a progress inspection. Seconded and motion passed with a unanimous vote.
67. 1306 E 28th St – Owner was not present. Motion to modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
68. 526 N Bennett St – Owner was not present. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
69. 1204 / 1206 W Bethel Ave – Owner was represented. Motion to set status hearing for July 14th to show progress & obtain inspection. Seconded and motion passed with a unanimous vote.
70. 511 S Brotherton St – Owner was present. Motion to set status hearing for July 14th to get DM Permit. Seconded and motion passed with unanimous vote.
71. 1324 S Brotherton St – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for August 11th. Seconded and motion passed with a unanimous vote.
72. 1409 S Brotherton St – Owner was represented. Motion to set status hearing for July 14th to obtain inspection. Seconded and motion passed with a unanimous vote.
73. 1411 S Brotherton St - Owner was represented. Motion to set status hearing for July 14th to obtain inspection. Seconded and motion passed with a unanimous vote.
74. 1916 E Butler St – Owner was not present. Motion to penalize \$2500 for noncompliance and place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.

75. 1917 E Butler St - Owner attended. Motion to Modify to Rehab & Administratively Enforce. Motion Seconded and Passed with a unanimous vote.
76. 1210 N Central Ave – Owner attended. Owner is to provide an update with Habitat for Humanity & Homes Savers to make repairs to the home. Status hearing set for July 14th. Motion Seconded and Passed with a unanimous vote.
77. 119 121 N Cherry St - Owner was present. Motion to set status hearing for August 11th to get BP. Seconded and motion passed with unanimous vote.
78. 312 S Cole Ave – Owner was represented. Motion to fine \$100 for no inspection and set status hearing for July 14th to obtain walk-thru insp. Seconded and motion passed with a unanimous vote.
79. 920 N Gavin St – Owner was not present. Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
80. 721 S Hackley St – Owner was not present. Motion to set status hearing for July 14th to properly notify the new owner. Seconded and motion passed with a unanimous vote.
81. 3011 S Hackley St – Owner was represented. Motion to fine \$100 for no inspection and set status hearing for July 14th to obtain inspection. Seconded and motion passed with a unanimous vote.
82. 3801 N Hartford – Owner was not present. Motion to penalize \$3500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
83. 1508 S High St – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
84. 1813 E Hines St – Owner was not present. Motion to set status hearing for August 11th to complete demo. Seconded and motion passed with a unanimous vote.
85. 2110 E Highland Ave – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
86. 1507 E Jackson St – Owner was not present. Motion to release Demo Order & reduce Civil Penalties. Seconded and motion passed with a unanimous vote.
87. 625 N Jefferson St – Owner was not present. Motion to release Demo Order & reduce Civil Penalties. Seconded and motion passed with a unanimous vote.
88. 1202 S Jefferson St – Owner attended. Fined \$100 for not following through with the inspection that was set up. Place on the City's Noncompliance list. Motion Seconded and Passed with a unanimous vote.
89. 1222 S Jefferson St – Owner was represented. Motion to set status hearing for July 14th to complete demo & obtain inspection. Seconded and motion passed with a unanimous vote.
90. 2310 S Jefferson St – Owner was not present. Motion to penalize \$3500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
91. 2322 S Jefferson St – Owner was not present. Motion to penalize \$500 for noncompliance & place on City’s Noncompliance List. Seconded and motion passed with a unanimous vote.

92. 704 E Kirby Ave – Owner was not present. Motion to penalize \$2500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
93. 1316 E Kirby Ave - Owner was not present. Motion to penalize \$2500 for noncompliance & place on City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
94. 1024 E Kirby Ave – Owner was present. Motion to set status hearing for July 14th to provide update. Seconded and motion passed with a unanimous vote.
95. 1006 N Leland Ave – Owner was present. Motion to Modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
96. 3400 N Linden St – Owner was not present. Motion to Modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
97. 703 S Luick Ave – Owner was not present. Motion to penalize \$2500 & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
98. 727 S Luick Ave – Owner was not present. Motion to release Demo Order & reduce Civil Penalties. Seconded and motion passed with a unanimous vote.
99. 818 E Main St – Owner was present. Owner's agreement with the Building Commissioner is as states; Front porch is to be cleared of all debris by 6/6/22, Water service is to be active by 6/16/22, Interior of the residence is to be cleared if trash/debris & feces by 7/2/22, There shall be no animals on the premises, There shall be NO third parties on the premises aside from the owner and a licensed contractor, The grass must be mowed & maintained on the property. Motion to set status hearing for July 14th to show progress. Seconded and motion passed with a unanimous vote.
100. 613 W Memorial Dr – Owner was not present. Motion to penalize \$500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
101. 608 W Memorial Dr – Owner was not present. Motion to set status hearing for July 14th to provide rehab plan & timeline. Seconded and motion passed with a unanimous vote.
102. 3214 S Monroe St – Owner was not present. Motion to release Demo Order & reduce Civil Penalties. Seconded and motion passed with a unanimous vote.
103. 2210 S Penn St - Owner was not present. Motion to release Demo Order & reduce Civil Penalties. Seconded and motion passed with a unanimous vote.
104. 1406 S Pershing Dr – Owner was not present. Motion to penalize \$3000 for noncompliance & place on City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
105. 3013 S Pershing Dr –Owner was not present. Motion to set status hearing for August 11th to obtain progress inspection. Seconded and motion passed with a unanimous vote.
106. 3015 S Pershing Dr – Owner was not present. Motion to fine \$100 for not obtaining inspection, penalize \$2500 for noncompliance & set status hearing for July 14th. Seconded and motion passed with a unanimous vote.
107. 1224 W Powers St – Owner was not present. Motion to release Demo Order. Seconded and motion passed with a unanimous vote.

108. 305 S Proud St – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for August 11th. Seconded and motion passed with a unanimous vote.
109. 716 E Seymour St – Owner was not present. Motion to penalize \$500 for noncompliance and place on City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
110. 3213 S Vine St – Owner was not present. Motion to penalize \$3000 for noncompliance and set status hearing for July 14th. Seconded and motion passed with a unanimous vote.

