

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: OCTOBER 13TH 2022 at 2:00 PM

Members Present: Brad King - Gretchen Cheesman - Zane Bishop

Staff Present: Taylor Reed, Rebecca Moon, Melinda Coffey, Bob Jessee and Steve Selvey acting as Administrators; Melinda Coffey Recording Secretary, and Aubrey Crist, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, October 13th 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. **1105 E 1ST ST** – Motion to affirm the Demo Order. Owner was not present. Motion to set status hearing for Jan 12th to show progress. Seconded and motion passed with a unanimous vote.
2. **712 W 5TH ST** – Motion to affirm the Demo Order. Owner was not present. Motion to set status hearing for Nov 10th to show progress & obtain inspection. Seconded and motion passed with a unanimous vote.
3. **1102 E 13TH ST (HOUSE & GARAGE)** – Motion to affirm the Demo Order. Owner was represented. Motion to set status hearing for Nov 10th to provide an update. Seconded and motion passed with a unanimous vote.
4. **1104 E 13TH ST** – Motion to affirm the Rehab Order. Owner was represented. Motion to set status hearing for Nov 10th to provide an update. Seconded and motion passed with a unanimous vote.

5. **1816 W 16TH ST** - Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$5000 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
6. **1924 W 17TH ST** – Motion to affirm the Trash Order. Owner was present. Motion to set status hearing for Nov 10th to complete cleanup. Seconded and motion passed with a unanimous vote.
7. **1408 E 22ND ST** – Motion to affirm and release the Demo Order with an inspection. Owner was present. Seconded and motion passed with a unanimous vote.
8. **1911 E 23RD ST** – Motion to affirm the Demo Order. Owner was not present. Motion to set status hearing for Nov 10th to provide an update. Seconded and motion passed with a unanimous vote.
9. **1406 E 24TH ST** – Motion to affirm the Trash Order. Owner was not present. Motion to penalize \$500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
10. **607 W ADAMS ST** – – Motion to affirm the Demo Order. Owner was present. Motion to set status hearing for Nov 10th to provide an update. Seconded and motion passed with a unanimous vote.
11. **616&616 ½ W ADAMS ST** – Motion to Affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
12. **703 W ADAMS ST** – Motion to affirm the Demo Order. Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
13. **2403 S BEACON ST** – Motion to affirm the Trash Order. Owner was not present. Motion to penalize \$500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous
14. **3000 W BROOK DR** – Motion to affirm and release the Rehab Order with an inspection. Owner was present. Seconded and motion passed with a unanimous vote.
15. **700 S BROTHERTON ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
16. **425 W CHARLES ST** – Motion to Affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
17. **610 W CHARLES ST** – Motion to affirm the Rehab Order. Owner was present. Motion to set status hearing for Nov 10th to obtain an inspection. Seconded and motion passed with a unanimous vote.
18. **718 W CHARLES ST** – Motion to Affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
19. **1007 W CHARLES ST** – Motion to affirm the Demo Order. Owner was represented. Motion to set status hearing for Jan 12th to provide an update. Seconded and motion passed with a unanimous vote.
20. **2201 E CORNELL AVE (HOUSE & GARAGE)** – Motion to affirm and release the Rehab Order. Owner was not present. Seconded and motion passed with a unanimous vote.

21. **512 W GLENN ELLYN DR** – Motion to affirm the Rehab order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
22. **1609 W GLENN ELLYN DR** – Motion to affirm and release the Trash Order. Owner was not present. Seconded and motion passed with a unanimous vote.
23. **2908 S GRANT ST** – Motion to affirm and release the Trash Order. Owner was not present. Seconded and motion passed with a unanimous vote.
24. **3010 S HACKLEY ST** – Motion to affirm the Rehab Order. Owner was represented. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
25. **1415 W JACKSON ST** – Motion to affirm the Rehab Order. Owner was represented. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
26. **5111 W JACKSON ST** – Motion to affirm and release the Trash Order. Owner was not present. Seconded and motion passed with a unanimous vote.
27. **2112 N JANNEY AVE** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
28. **913 W KILGORE AVE** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
29. **1201 W KILGORE AVE** – Motion to affirm the Rehab Order. Owner was represented. Motion to set status hearing for Nov 10th to obtain an inspection. Seconded and motion passed with a unanimous vote.
30. **1313 W KILGORE AVE** – Motion to affirm the Rehab Order. Owner was represented. Motion to set status hearing for Jan 12th to obtain an inspection. Seconded and motion passed with a unanimous vote.
31. **1207 S MEEKER AVE** – Motion to affirm and release the Demo Order with an inspection. Seconded and motion passed with a unanimous vote.
32. **3107 S MONROE ST (GARAGE)** – Motion to affirm and release the Demo Order. Owner was not present. Seconded and motion passed with a unanimous vote.
33. **1318 W REX ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
34. **2119 N WATT AVE** – Motion to affirm the Trash Order. Owner was not present. Motion to penalize \$500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
35. **918 W 1ST ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
36. **1501 W 6TH ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
37. **1003 E 7TH ST** – Owner was not present. Motion to penalize \$3000 for noncompliance and place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.

38. **2510 W 7TH ST** – Motion to release the Trash Order. Owner was present. Seconded and motion passed with a unanimous vote.
39. **626 9TH ST (HOUSE & GARAGE)** – Owner was present. Motion to set status hearing for Jan 12th to obtain an inspection. Seconded and motion passed with a unanimous vote.
40. **1908 W 10TH ST** – Owner was not present. Motion to set status hearing for Jan 12th to start repairs & obtain progress inspection. Seconded and motion passed with a unanimous vote.
41. **1616 W 13TH ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
42. **1114 W 14TH ST** – Motion to release the Trash Order & reduce the Civil Penalty to 25%. Owner was not present. Seconded and motion passed with a unanimous vote.
43. **2109 E 14TH ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
44. **1209 W 15TH ST** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
45. **1115 W 16TH ST** – Motion to release the Trash Order & reduce the Civil Penalty to 25%. Owner was not present. Seconded and motion passed with a unanimous vote.
46. **1908 E 26TH ST** – Owner was present. Owner obtained a new demo permit, motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
47. **1901 N ALDEN RD** – Motion to release the Trash Order. Owner was not present. Seconded and motion passed with unanimous vote.
48. **1525 W ASHLAND AVE (1523)** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
49. **2009 N AULT AVE** – Owner was present. Motion to set status hearing for Nov 10th to provide ownership update and plans. Seconded and motion passed with a unanimous vote.
50. **1600 S BIRCH ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
51. **511 S BROTHERTON ST** – Owner was not present. Property still needs grated, seeded & straw laid. Motion to set status hearing for Nov 10th to complete the demo. Seconded and motion passed with a unanimous vote.
52. **701 S BROTHERTON ST** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
53. **1411 S BROTHERTON ST** – Owner was not present. Motion to penalize \$500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
54. **2012 S BROTHERTON ST** - Motion to release the Trash Order. Owner was not present. Seconded and motion passed with a unanimous vote.
55. **1007 N CENTRAL 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.

56. **1011 N CENTRAL AVE** – Owner was present. Motion to set status hearing for Nov 10th for owner to obtain a final inspection. Seconded and motion passed with a unanimous vote.
57. **1210 N CENTRAL AVE** – Owner was present. Motion to place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
58. **1803 W CHARLES 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.
59. **119 121 N CHERRY ST** – Owner was not present. Motion to penalize \$5000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
60. **3213 S CHIPPEWA LN** – 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.
61. **703 N DELAWANDA AVE** – Owner was represented. Motion to set status hearing for Jan 12th to start repairs to obtain progress inspections. Seconded and motion passed with a unanimous vote.
62. **1524 N DR MLK JR BLVD** – Owner was not present. Motion to penalize \$5000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
63. **2202 S EATON AVE** – Owner was represented. Motion to set status hearing for Nov 10th for owner to obtain an inspection. Seconded and motion passed with a unanimous vote.
64. **1504 N ELIZABETH AVE** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
65. **2216 S GHARKEY ST** – Owner was present. Motion to set status hearing for Nov 10th for owner to obtain an inspection. Seconded and motion passed with a unanimous vote.
66. **317 E GILBERT ST (GARAGE)** – Owner was present. Motion to penalize \$1000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
67. **818 S GRANT ST** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
68. **3014 S GRANT 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. **2400 S HACKLEY ST**- Owner was represented. Motion to fine \$100 for not showing up for inspection and set status hearing for Nov 10th to call for and obtain an inspection. Seconded and motion passed with a unanimous vote.
70. **408 W HARVARD AVE** – Owner was present. Motion to set status hearing for Nov 10th to obtain an inspection. Seconded and motion passed with a unanimous vote.
71. **2107 E HARVARD AVE** – Owner was not present. Motion to release only the Trash Order and penalize \$2500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
72. **1051 S HOYT AVE** – Owner was not present. Motion to set status hearing for Nov 10th to become compliant. Seconded and motion passed with a unanimous vote.

73. **715 E JACKSON ST** – Owner was represented. Motion to set status hearing for Nov 10th for owner to obtain inspection. Seconded and motion passed with a unanimous vote.
74. **1621 W JACKSON ST (HOUSE & GARAGE)** – 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.
75. **2716 E JACKSON ST** – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
76. **1708 N JANNEY AVE** – Owner was not present. Motion to release the Demo Order and reduce the Civil Penalty to 25%. Seconded and motion passed with a unanimous vote.
77. **2016 N JANNEY AVE** – Owner was not present. Motion to penalize \$1000 for noncompliance & set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
78. **3600 N JANNEY AVE** – Owner was not present. Motion to penalize \$500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
79. **1708 S JEFFERSON ST (HOUSE & GARAGE)** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
80. **2223 S JEFFERSON ST** – Owner was present. Motion to penalize \$2500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
81. **3305 N JEFFERSON ST** – Owner was present. Motion to penalize \$2500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
82. **1024 E KIRBY AVE** – Owner was not present. Motion to set status hearing for Dec 8th. Seconded and motion passed with a unanimous vote.
83. **1305 E KIRK ST** – Owner was present. Motion to fine \$100 for not showing up for inspection. Motion to set status hearing for Nov 10th for owner to pull Electrical Permit and obtain an inspection. Seconded and motion passed with unanimous vote.
84. **1931 S LAZY CREEK DR** – Owner was not present. Motion to release the Rehab Order and reduce the Civil Penalty to 25%. Seconded and motion passed with a unanimous vote.
85. **2812 S LIBERTY ST** -- Owner was not present. Motion to penalize \$500 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
86. **703 S LUICK AVE** – Owner was not present. Motion to release the Demo Order and Civil Penalty once Fine is paid. Seconded and motion passed with a unanimous vote.
87. **1723 S MADISON ST** – Owner was represented. Motion to set status hearing for Jan 12th to become compliant. Seconded and motion passed with a unanimous vote.
88. **111 N MARTIN ST (GARAGE)** – Owner was not present. Motion to penalize \$1000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
89. **114 N MARTIN ST** – Owner was not present. Motion to set status hearing for Jan 12th. Seconded and motion passed with a unanimous vote.

- 90. 608 W MEMORIAL DR** – Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
- 91. 1200 S MULBERRY ST** - Owner was represented. Motion to fine \$100 for no inspection and set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
- 92. 2205 S MULBERRY 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.
- 93. 901 S PENN 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.
- 94. 3013 S PERSHING DR** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
- 95. 3015 S PERSHING DR** – 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.
- 96. 618 E PINE ST** – Owner was present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
- 97. 1619 E PRINCETON AVE** – Owner was present. Motion to set status hearing for Nov 10th to complete demo. Seconded and motion passed with a unanimous vote.
- 98. 1623 E PRINCETON AVE** – Owner was not present. Motion to set status hearing for Nov 10th to complete demo. Seconded and motion passed with a unanimous vote.
- 99. 2016 N RECTOR AVE** – Owner was not present. Motion to penalize \$3000 for noncompliance & place on the City’s Noncompliance List. Seconded and motion passed with a unanimous vote.
- 100. 2019 E WILLARD ST** – Owner was not present. Motion to set status hearing for Nov 10th to complete demo. Seconded and motion passed with a unanimous vote.
- 101. 585 W WILSON AVE** – Owner was not present. Motion to set status hearing for Nov 10th. Seconded and motion passed with a unanimous vote.
- 102. 714 W CHARLES ST**– Case released, never recorded and removed from the agenda 9/12/22.