

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: DECEMBER 8TH, 2022 at 2:00 PM

Members Present: Brad King - Gretchen Cheesman – Aaron Clark

Staff Present: Taylor Reed, ~~Rebecca Moon, Melinda Coffey~~, 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, December 8TH, 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. 808/810 W 1ST ST** - Owner attended the Hearing. Motion to Affirm the Rehab Order. Set status hearing for March 9th, 2023 to obtain a progress inspection and/or provide rehab plans. Motion seconded & passed with a unanimous vote.
- 2. 2303 E 22ND ST & 2303 ADJ E 22ND ST** - Owner attended the Hearing. Motion to Affirm the Trash Order. Set status hearing for Feb 9th, 2023 to finish cleaning the property & call for inspection. Motion seconded & passed with a unanimous vote.
- 3. 2115 S ARLINGTON RD** - Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order. Penalize \$3000 for noncompliance. Set status hearing for Feb 9th, 2023. Motion seconded & passed with a unanimous vote.
- 4. 2116 S EBRIGHT ST** - Owner was excused from the Hearing. Motion to Affirm & Release the Trash Order. Motion seconded & passed with a unanimous vote.

5. **416 S ELLIOTT ST** - Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, penalize \$3000 for noncompliance, Set status hearing for Jan 12th, 2023. Motion seconded & passed with a unanimous vote.
6. **420 S ELLIOTT ST** - Owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance, Set status hearing for Jan 12th, 2023. Motion seconded & passed with a unanimous vote.
7. **517 S ELLIOTT ST** - Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$1500 for noncompliance, Set status hearing for Jan 12th, 2023. Motion seconded & passed with a unanimous vote.
8. **1401 S FRANKLIN ST** - Owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance, Set status hearing for Jan 12th, 2023. Motion seconded & passed with a unanimous vote.
9. **2932 W KILGORE AVE (2930 DUPLEX)** - Owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance, Set status hearing for Feb 9th, 2023. Motion seconded & passed with a unanimous vote.
10. **1305 W MEMORIAL DR** - Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$4000 for noncompliance, Set status hearing for Feb 9th, 2023. Motion seconded & passed with a unanimous vote.
11. **1506 S PERSHING DR** - Owner was excused from the Hearing. Motion to Affirm & Release the Rehab Order Motion seconded & passed with a unanimous vote.
12. **1508 S PERSHING DR** - Owner attended the Hearing. Motion to Affirm the Demo Order, Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
13. **808 W RIVERSIDE AVE** - Owner was represented at the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Jan 12, 2023 to continue to make progress & for the boiler contractor to pull the proper permits. Motion seconded & passed with a unanimous vote.
14. **213 E WARD AVE** - Owner attended the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Jan 12, 2023 to obtain a walk-through/progress inspection. Motion seconded & passed with a unanimous vote.
15. **622 E 6TH ST** - Owner did not attend the Hearing. Motion to Release the Civil Penalty, Status hearing set for Jan 12, 2023 to provide rehab plans & timeline. Motion seconded & passed with a unanimous vote.
16. **1608 W 13TH ST** - Owner was excused from the Hearing. Motion to set Status hearing for Jan 12, 2023 to finish cleaning the property & obtain final insp. Motion seconded & passed with a unanimous vote.
17. **1412 N DR MARTIN LUTHER KING JR BLVD** - Owner was represented at the Hearing by Realtor Rep. Motion to set status Hearing for March 9, 2023 to update if the property sells. Motion seconded & passed with a unanimous vote.
18. **2114 S EBRIGHT ST** - Owner was excused from the Hearing. Motion to Release the Trash Order. Motion seconded & passed with unanimous vote.
19. **3000 N GRANVILLE AVE** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12, 2023 to bring electrical up to code. Motion seconded & passed with a unanimous vote.
20. **2109 N HOLLYWOOD AVE** - Owner attended the Hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.

- 21. 1704 E KIRK ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 22. 2904 N ROSEWOOD AVE** - Owner was excused from the Hearing. Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.
- 23. 2208 N WOLFE ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 24. 1102 E 13TH ST** - Owner was excused from the Hearing. Motion to Modify to Rehab Order, Status hearing set for April 13th, 2023 to show progress & obtain inspection. Motion seconded & passed with a unanimous vote.
- 25. 1104 E 13TH ST** - Owner was excused from the Hearing. Motion to Modify to Rehab Order, Status hearing set for April 13th, 2023 to show progress & obtain inspection. Motion seconded & passed with a unanimous vote.
- 26. 1924 W 17TH ST** - Owner attended the Hearing. Motion to set Status hearing for Jan 12, 2023 to finish cleaning the property & obtain final insp. Motion seconded & passed with a unanimous vote.
- 27. 1911 E 23RD ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 28. 1525 W ASHLAND AVE (1523)** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12, 2023 to obtain final electrical inspection. Motion seconded & passed with a unanimous vote.
- 29. 2009 N AULT AVE** - Owner was excused to leave the Hearing early. Motion to set status hearing for Feb 9, 2023 to start & complete the demolition. Motion seconded & passed with a unanimous vote.
- 30. 2403 S BEACON ST** - Owner was excused from the Hearing. Motion to Release the Trash Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
- 31. 1709 S ELM ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set status hearing for Feb 9, 2023. Motion seconded & passed with a unanimous vote.
- 32. 2216 S GHARKEY ST** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12, 2023 to provide plans & timeline. Motion seconded and passed with a unanimous vote.
- 33. 3010 S HACKLEY ST** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12, 2023 to bring the property up to code & inspected. Motion seconded & passed with a unanimous vote.
- 34. 2813 S MONROE ST** - Owner was represented at the Hearing. Motion to set status hearing for Feb 9, 2023 to update new owner information & to obtain the proper permits. Motion seconded & passed with a unanimous vote.
- 35. 1200 S MULBERRY ST** - Owner & His Contractor attended the Hearing. Motion to set status hearing for Jan 12, 2023 to sub-rough in inspection the week after the hearing. Motion seconded & passed with a unanimous vote.
- 36. 618 E PINE ST** - Owner did not attend the Hearing, The neighbor attended with concerns. Motion to Penalize \$3500 for noncompliance & set status hearing for Jan 12, 2023. Motion seconded & passed with a unanimous vote.

- 37. 1623 E PRINCETON AVE** - Owner was excused from the Hearing. Motion to Release the Demo & Trash Order and Civil Penalty. Motion seconded & passed with a unanimous vote.
- 38. 3213 S VINE ST** - Owner was excused from the Hearing. Motion to set status hearing for Feb 9, 2023 to provide rehab plans & timeline to become compliant. Motion seconded & passed with a unanimous vote.
- 39. 2119 N WATT AVE** - Owner did not attend the Hearing. Motion to set status hearing for Jan 12, 2023 to complete the property clean-up. Motion seconded & passed with a unanimous vote.
- 40. 205 E WILLARD ST** - Owner was excused from the Hearing. Motion to Release the Demo Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
- 41. 2019 E WILLARD ST** - Owner was excused from the Hearing. Motion to set status hearing for Feb 9, 2023 to complete the demolition & obtain final inspection. Motion seconded & passed with a unanimous vote.
- 42. 581 W WILSON AVE** - Owner did not attend the Hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 43. 2310 E 22ND ST** - Owner was excused from the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 44. 503 W ADAMS ST** - Owner attended the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 45. 616 & 616 ½ W ADAMS ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 46. 700 S BROTHERTON ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set status hearing for Jan 12, 2023 to show rehab progress. Motion seconded & passed with a unanimous vote.
- 47. 1220 S ELM ST** - Owner attended the Hearing. Motion to set status hearing for March 9th, 2023 to provide rehab plan & timeline. Motion seconded & passed with a unanimous vote.
- 48. 1512 W GLENN ELLYN DR** - Owner was excused from the Hearing. Motion to Release the Rehab Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
- 49. 2112 N JANNEY AVE** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 50. 1608 S JEFFERSON ST** - Owner was represented by the tenant at the Hearing. Motion to set status hearing for Feb 9, 2023 to obtain a walk-through inspection & show progress. Motion seconded & passed with a unanimous vote.
- 51. 1024 E KIRBY AVE** - Owner attended the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 52. 1001 1009 S MACEDONIA AVE** - Tax Sale Buyer attended the Hearing. Motion to set status hearing for Feb 9, 2023 to provide update on obtaining the Deed and provide rehab plan. Motion to seconded & passed with a unanimous vote.
- 53. 1318 W REX ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.