

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** June 11<sup>th</sup>, 2020 3:00 PM

**Members Present:** John Lee, Aaron Clark, Gretchen Cheesman

**Members Absent:** Joseph Anderson, Brad King

**Staff Present:** Steve Selvey & Cortney Walker, Administrators, Kathy Carey Recording Secretary, and Bill Hughes, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, June 11<sup>th</sup>, 2020 at 3:00 PM in the City Hall Auditorium of Muncie City Hall. Chairman Gretchen Cheesman 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. **812 E 2<sup>nd</sup> St.-** Motion to Affirm the Trash/Vehicle Order. No one showed for the property. Imposed \$500 for non-compliance and have the City tow the Vehicles. Seconded and Motion passed with a unanimous vote.
2. **707 E 7<sup>th</sup> St.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
3. **400 E 8<sup>th</sup> St.-** Motion to Affirm the Demo Order. No one showed for the property. Imposed \$1,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

4. **402 E 8<sup>th</sup> St.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to obtain and demo permit and inspection before the next hearing. Continued 90 days to September 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
5. **718 E 8<sup>th</sup> St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
6. **1020 E 9<sup>th</sup> St.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
7. **1719 W 9<sup>th</sup> St.-** Motion to Affirm the Rehab Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
8. **1808 W 9<sup>th</sup> St.-** Motion to Affirm the Rehab Order. Representative was present on behalf of the Owner. The Representative was ordered to make progress and obtain proper permits and a progress inspection before the next hearing. Continued 90 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
9. **908 W 10<sup>th</sup> St.-** Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
10. **904 W 14<sup>th</sup> St.-** Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
11. **1451 W 14<sup>th</sup> St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
12. **1004 W 17<sup>th</sup> St.-** Motion to Affirm the Rehab & Trash Order. Representative was present on behalf of the Owner. Representative was ordered to make progress and obtain a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
13. **1818 W 19<sup>th</sup> St.-** Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
14. **1225 E 20<sup>th</sup> St.-** Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
15. **917 E Adams St.-** Motion to Affirm the Demo Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
16. **3305 N Allison Rd.-** Motion to Release the Trash/Vehicle Order. Seconded and Motion passed with a unanimous vote.
17. **3502 S Beacon St.-** Motion to Affirm the Trash/Vehicle Order. No one showed for the property. Imposed \$500 for non-compliance and have the City tow the Vehicles. Seconded and Motion passed with a unanimous vote.
18. **1411 S Brotherton St.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
19. **421 S Celia Ave.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$1,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
20. **311 S Council St.-** Motion to Affirm the Demo & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

21. **1615 E Dartmouth Ave.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$1,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
22. **733 N Elm St.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
23. **3408 W Ethel Ave.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
24. **1112 S Franklin St.-** Motion to Affirm Emergency Demo Order. Approve the City to Demo the Unsafe Structure. Seconded and Motion passed with a unanimous vote.
25. **2814 S Franklin St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
26. **1306 E Gilbert St.-** Motion to Release to the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
27. **1308 E Gilbert St.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
28. **2411 S Grant St.-** Motion to Affirm Demo & Trash Order. Owner was present. Owner was ordered to Demo the shed, obtain Electrical permit, make progress and obtain a progress inspection before the next hearing. Continued 90 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
29. **1520 N Granville Ave.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
30. **408 W Harvard St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
31. **422 W Howard St.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
32. **801 S Hutchinson Ave.-** Motion to Affirm the Demo Order. Representative was present on behalf of the owner. Representative was ordered to make progress and obtain a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
33. **415 N Jefferson St.-** Motion to Affirm the Rehab & Trash Order. Representative was present on behalf of the owner. Representative was ordered to make progress and obtain a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
34. **820 N Jefferson St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
35. **2107 S Jefferson St.-** Motion to Affirm the Demo & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

- 36. 2111 S Jefferson St.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 37. 3090 Adj W Kilgore Ave.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 38. 704 E Kirby Ave.-** Motion to Affirm the Demo Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 39. 1318 E Kirby Ave.-** Motion to Release the Demo & Trash Order. Seconded and Motion passed with a unanimous vote.
- 40. 2502 S Macedonia Ave.-** Motion to Affirm the Rehab Order. No one showed for the property. Imposed \$5,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 41. 907 E Main St.-** Motion to Affirm the Demo & Trash Order. Owner was present. Owner was ordered to provide plans for the property before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 42. 2205 S Meeker Ave.-** Motion to Affirm the Trash Order. Owner was present. Owner was ordered to clean the property and obtain a clean-up inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 43. 209 W Memorial Dr.-** Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
- 44. 220 / 222 W Memorial Dr.-** Motion to Affirm the Demo Order. No one showed for the property Continued 90 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
- 45. 603 E Memorial Dr.-** Motion to Affirm the Rehab & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 46. 900 W Memorial Dr.-** Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
- 47. 1902 E Memorial Dr.-** Motion to Affirm the Demo & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 48. 3505 N Miami Ave.-** Motion to Affirm the Demo Order. No one showed for the property. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 49. 2745 S Mock Ave.-** Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
- 50. 631 N Mulberry St.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
- 51. 741 N Mulberry St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$4,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 52. 211 E North St.-** Motion to Affirm the Rehab Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

53. **1504 S Perkins Ave.-** Motion to Affirm the Demo & Secure Order. No one showed for the property. Imposed \$3,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
54. **719 S Pershing Dr.-** Motion to Continue 30 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
55. **906 W Powers St.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
56. **1001 W Powers St.-** Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
57. **1817 N Reserve St.-** Motion to Affirm the Rehab, Exterminate & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
58. **4804 W Riverbend Dr.-** Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
59. **1408 E Russey St.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
60. **1120 S Shipley St.-** Motion to Affirm the Demo & Trash Order. Imposed \$5,000 for non-compliance. Placed on the City's Non-Compliance list.
61. **329 S Talley Ave.-** Motion to Release the Demo & Trash Order. Seconded and Motion passed with a unanimous vote.
62. **1321 E Waid Ave.-** Motion to Affirm the Demo Order. Continued 30 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
63. **1721 N Walnut St.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
64. **1317 E Washington St.-** Motion to Release the Rehab, Partial Demo & Trash Order. Seconded and Motion passed with a unanimous vote.
65. **1401 E Washington St.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$3,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
66. **2001 N Watt Ave.-** Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
67. **2017 N Watt Ave.-** Motion to Affirm the Demo & Trash Order. No one showed for the property. Imposed \$4,000 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
68. **1500 S Walnut St.-** Motion to Affirm the Rehab, Secure & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
69. **2200 S Walnut St. Apt #2.-** Motion to Release the Demo & Exterminate Order. Seconded and Motion passed with a unanimous vote.
70. **713 E Willard St.-** Motion to Affirm the Rehab Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

- 71. 806 E Willard St.-** Motion to Affirm the Demo Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 72. 2101 E Willard St.-** Motion to Affirm the Demo & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 60 days to Aug 13<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
- 73. 554 W Wilson Ave.-** Motion to Release the Demo & Trash Order. Seconded and Motion passed with a unanimous vote.
- 74. 2018 E Yale Ave.-** Motion to Affirm the Rehab & Trash Order. Owner was present. Owner was ordered to make progress and call for a progress inspection before the next hearing. Continued 90 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.