

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** August 13th, 2020 3:00 PM

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

**Members Absent:** Joseph Anderson

**Staff Present:** Steve Selvey & Cortney Walker, 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, August 13th, 2020 at 3:00 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. **3400 N Everbrook Ln.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
2. **4212 N Wheeling Ave.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
3. **2111 S Waldemere Ave.-** Motion to Affirm the Trash Order. No one showed for the property. Imposed \$1,000 for non-compliance. Continued 30 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
4. **1901 N Alden Rd.-** Motion to Affirm the Trash Order. No one showed for the property. Continued 30 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.

5. **1211 W 18<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 Oct 8th. Seconded and Motion passed with a unanimous vote.
6. **1604 N Elm St.**- Motion to Affirm the Rehab & Demo Order. No one showed for the property. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
7. **415 / 417 W Howard St.**- Motion to Affirm the Demo & Trash Order. No one showed for the property. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
8. **2508 E 13<sup>th</sup> St.**- Motion to Affirm the Rehab Order. No one showed for the property. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
9. **706 E 6<sup>th</sup> St.**- Motion to Affirm the Demo & Trash Order. No one showed for the property. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
10. **107 S Manhattan Ave.**- Motion to Affirm the Demo Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
11. **1716 W 14<sup>th</sup> St.**- Motion to Affirm the Demo Order. No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
12. **4208 N Wheeling Ave.**- Motion to Affirm the Rehab & Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 30 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
13. **1702 S Penn St.**- Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
14. **2120 E Princeton Ave.**- Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 30 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
15. **3011 S Hackley St.**- Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 30 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
16. **1000 N Bellaire Ave.**- Motion to Affirm the Trash Order. No one showed for the property. Imposed \$500 for non-compliance. Continued 30 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
17. **1520 N Granville Ave.**- No one showed for the property. Property sold to MRC. Rescind the \$3,000 Civil Penalty. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
18. **806 E Willard St.**- No one showed for the property. Property sold to MRC. Rescind the \$2,500 Civil Penalty. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
19. **2004 W Jackson St.**- No one showed for the property. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
20. **707 E 7<sup>th</sup> St.**- No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
21. **1401 E Washington St.**- No one showed for the property. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
22. **2223 S Jefferson St.**- Motion to Release the Trash Order & Rescind the \$500 Civil Penalty. Seconded and Motion passed with a unanimous vote.

23. **2111 S Jefferson St.-** Owner was present. Community Development is to make contact with EcoRehab on behalf of the owner. Continued 30 days to Sept 10<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
24. **306 E 9<sup>th</sup> St.-** Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
25. **2303 S Beacon St.-** Motion to Release the Rehab, Partial Demo & Trash Order. Seconded and Motion passed with a unanimous vote.
26. **1321 E Waid Ave.-** No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
27. **4309 N Tillotson Ave.-** Motion to Release the Trash Order and Rescind the \$500 Civil Penalty. Seconded and Motion passed with a unanimous vote.
28. **1516 E Andover Ave.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
29. **801 S Hutchinson Ave.-** Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
30. **1004 W 17<sup>th</sup> St.-** Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup>. Seconded & Motion passed with a unanimous vote.
31. **1308 E Gilbert St.-** No one showed for the property. Imposed \$500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
32. **2107 S Jefferson St.-** Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
33. **1004 N Bellaire Ave.-** Representative was present on behalf of the owner. Motion to Release the Rehab & Trash Order and Rescind the \$2,500 Civil Penalty. Motion Seconded and passed with a unanimous vote.
34. **713 E Willard St.-** Owner was present. Owner was ordered provide updated plans for the property before the next hearing. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
35. **903 S Pershing St.-** Owner was present. Motion to Release Rehab Order. Motion Seconded and passed with a unanimous vote.
36. **718 E 8<sup>th</sup> St.-** No one showed for the property. Property is apart of the Muncie Land Bank Project. Placed on the City's Non-Compliance list. Motion Seconded and passed with a unanimous vote.
37. **2810 S Liberty St.-** No one showed for the property. Imposed \$3,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
38. **321 N Manhattan Ave.-** No one showed for the property. Imposed \$2,500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
39. **2814 S Franklin St.-** No one showed for the property. Property was sold to a non-for-profit. Placed on the City's Non-Compliance list. Motion Seconded and passed with a unanimous vote.
40. **1916 W 10<sup>th</sup> St.-** No one showed for the property. Imposed \$1,000 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
41. **2502 S Macedonia Ave.-** Motion to Release the Rehab Order and Rescind the \$5,000 Civil Penalty. Motion Seconded and passed with a unanimous vote.

42. **820 N Jefferson St.**- No one showed for the property. Imposed \$3,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
43. **2101 E Willard St.**- No one showed for the property. Continued 60 days to Oct 8<sup>th</sup> to Complete the Demolition. Motion Seconded and passed with a unanimous vote.
44. **422 W Howard St.**- Motion to Modify Order to Demo Order. Continued 60 days to Oct 8<sup>th</sup> to make progress and obtain a progress inspection before the next hearing. Motion Seconded and passed with unanimous vote.
45. **625 S Brotherton St.**- Owner was present. Owner was ordered obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
46. **704 E Kirby Ave.**- No one showed for the property. Imposed \$3,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
47. **1451 W 14<sup>th</sup> St.**- No one showed for the property. Imposed \$3,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
48. **3408 W Ethel Ave.**- No one showed for the property. Property was sold to a non-for-profit. Rescind the \$3,000 Civil Penalty. Placed on the City's Non-Compliance list. Motion Seconded and passed with a unanimous vote.
49. **733 N Elm St.**- Owner was present, plans to Demo the House. Continued 60 days to Oct 8<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
50. **2303 E 22<sup>nd</sup> St.**- Motion to Release the Trash Order. Motion Seconded and passed with a unanimous vote.
51. **1504 S Perkins Ave.**- No one showed for the property. Imposed \$3,500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
52. **3090 Adj W Kilgore Ave.**- Representative was present on behalf of the owner. Owner was ordered to start clean up of the property and demo the unsafe structure. Continued 120 days to Dec 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
53. **3100 N Buckles St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
54. **400 E 8<sup>th</sup> St.**- Owner was present. Motion to Release the Demo Order and Rescind the \$1,000 Civil Penalty. Motion Seconded and passed with a unanimous vote.
55. **408 W Harvard Ave.**- No one showed for the property. Imposed \$3,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
56. **3502 E Beacon St.**- No one showed for the property. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
57. **1719 W 9<sup>th</sup> St.**- No one showed for the property. Ordered to obtain a progress inspection before the next hearing. Continued 90 days to Nov 12<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
58. **1306 E 8<sup>th</sup> St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.

59. **706 W Powers St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
60. **741 N Mulberry St.**- No one showed for the property. Property sold to MRC. Rescind the \$4,000 Civil Penalty. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
61. **2304 N Watt Ave.**- Motion to Release the Rehab & Trash Order. Seconded and Motion passed with a unanimous vote.
62. **1902 E Memorial Dr.**- Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
63. **3505 N Miami Ave.**- No one showed for the property. Continued 60 days to Oct 8<sup>th</sup> to Complete the Demolition. Motion Seconded and passed with a unanimous vote.
64. **3907 N Franklin ST.**- No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
65. **906 W Powers St.**- No one showed for the property. Imposed \$3,000 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
66. **421 S Celia Ave.**- Motion to Rehab to the Order. Continued 60 days to Oct 8<sup>th</sup> to make progress and obtain a progress inspection. Motion Seconded and passed with a unanimous vote.
67. **1020 E 9<sup>th</sup> St.**- No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
68. **923 W Main St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 120 Days to Dec 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
69. **1500 S Walnut St.**- No one showed for the property. Continued 60 days to Oct 8<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
70. **1615 E Dartmouth Ave.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
71. **3611 E Manor St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
72. **2217 N Watt Ave.**- Motion to Release the Rehab & Trash Order. Motion Seconded and passed with a unanimous vote.
73. **415 N Jefferson St.**- No one showed for the property. Imposed \$2,500 for non-compliance. Continued 60 days to Oct 8<sup>th</sup>. Seconded and Motion passed with a unanimous vote.
74. **111 S Vine St / 621 E Main St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup>. Motion Seconded and passed with a unanimous vote.
75. **2017 N Watt Ave.**- No one showed for the property. Imposed \$4,000 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
76. **1411 S Brotherton St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10<sup>th</sup>. Motion Seconded and passed with a unanimous vote.

- 77. 211 E North St.-** No one showed for the property. Continued 30 days to Sept 10th. Motion Seconded and passed with a unanimous vote.
- 78. 1200 S Tennessee Ave.-** Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
- 79. 719 S Pershing St.-** No one showed for the property. Imposed \$2,500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
- 80. 917 E Adams St.-** No one showed for the property. Imposed \$2,500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
- 81. 1001 W Powers St.-** No one showed for the property. Imposed \$2,500 for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
- 82. 1704 N Macedonia Ave.-** No one showed for the property. Continued 60 days to Oct 8th. Motion Seconded and passed with a unanimous vote.
- 83. 2205 S Meeker Ave.-** Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
- 84. 603 E Memorial Dr.-** Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
- 85. 311 S Council St.-** No one was present for the property. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Oct 8<sup>th</sup> hearing. Motion Seconded and passed with a unanimous vote.
- 86. 1721 N Walnut St.-** No one was present for the property. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Sept 10th hearing. Motion Seconded and passed with a unanimous vote.