

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: November 12th, 2020, 2020 3:00 PM

Members Present: Gretchen Cheesman, Aaron Clark, Zane Bishop

Members Absent: Joseph Anderson, Brad King, John Lee

Staff Present: John Adams & 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, September 10th, 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. **1601 W 13th St.-** Motion to Affirm the Rehab Order. Owner was present. Owner ordered to provide rehab progress and inspection before the next hearing. Continued 90 days to Feb 11th. Motion Seconded and Passed with a unanimous vote.
2. **2012 E 13th St.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
3. **2011 E 16th St.-** Motion to Affirm the Retag of the Demo & Trash Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
4. **906 W 18th St.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.

5. **1605 E Andover Ave.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
6. **305 E Berkley Ave.-** Motion to Affirm the Demo Order. Owner was present. Owner ordered to obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote
7. **607 S Brotherton St.-** Motion to Affirm the Retag of the Rehab & Part Demo Order. Imposed \$2,500 for non-compliance. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
8. **414 S Elliott St.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
9. **1250 N Elm St.-** Case pulled, Property already has an Active Order.
10. **2312 N Glenwood Ave.-** Motion to Affirm the Rehab Order. Imposed \$2,500 for non-compliance. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.
11. **2109 N Hollywood Ave.-** Motion to Affirm the Demo Order. Owner was present. Owner ordered to obtain a Building Permit and a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
12. **3510 E Jackson St.-** Motion to Affirm the Demo Order. Owner was present. Owner has obtained a Demo Permit. Owner is ordered to start and complete the demolition before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
13. **818 E Main St.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to obtain proper permits and a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
14. **917 E Main St.-** Motion to Affirm the Demo Order. Owner was ordered to obtain a progress inspection before the next hearing. Continued 90 days to Feb 11th. Motion Seconded and passed with a unanimous vote.
15. **1333 E Main St.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
16. **417 N Manhattan Ave.-** Motion to Affirm the Demo Order. Imposed \$2,500 for non-compliance. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
17. **225 E Memorial Dr.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
18. **405 / 407 E Memorial Dr.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
19. **915 E Memorial Dr.-** Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
20. **1904 E Memorial Dr.-** Motion to Affirm the Demo Order. Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.

21. **1924 E Memorial Dr.**- Motion to Affirm the Retag of the Demo Order. Owner was present. Owner was ordered to obtain a demo permit a progress inspection before the next hearing. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.
22. **2008 N New York Ave.**- Motion to Affirm the Demo Order. Owner was present. Owner ordered to obtain a Building Permit and a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
23. **620 S Shipley St.**- Motion to Affirm the Demo Order. Owner was present. Owner ordered to obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
24. **4701 S Walnut St.**- Motion to Affirm the Retag of the Demo Order. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
25. **827 E 1ST St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
26. **829 E 1st.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
27. **1227 W 1st St.**- No one showed for the property. Imposed \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
28. **1306 E 8th St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 90 days to Feb 11th. Motion Seconded and Passed with a unanimous vote.
29. **1719 W 9th St.**- Motion to Release the Rehab Order. Motion Seconded and Passed with a unanimous vote.
30. **1808 W 9th St.**- Motion to Release the Rehab Order. Motion Seconded and Passed with a unanimous vote.
31. **1816 W 16th St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
32. **1817 W 16th St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
33. **1601 E 21st St.**- No one showed for the property. Fined \$100 for not obtaining a progress inspection before the hearing. Imposed a \$2,500 for non-compliance. Continued 30 days to Dec 10th. Motion seconded and passed with a unanimous vote.
34. **511 S Brotherton St.**- Owner was present. Fined \$100 for not obtaining a progress inspection before the hearing. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
35. **625 S Brotherton St.**- No one showed for the property. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.
36. **3100 N Buckles St.**- Owner was present. Motion to Modify to a Rehab Order and Administratively Enforced. Motion Seconded and Passed with a unanimous vote.
37. **613 W Charles St.**- No one showed for the property. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.

38. **601 S Council St.**- No one showed for the property. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
39. **608 W Cromer Ave.**- No one showed for the property. Continued 30 days to Dec 10th to complete the demolition. Motion Seconded and Passed with a unanimous vote.
40. **1950, 1250, 1900, 2000 Blk N Elm, E Centennial.** – Representative was present on behalf of the owner. Representative was ordered to obtain a walk-through inspection to identify the violations before the next hearing. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.
41. **3011 S Hackley St.**- No one showed for the property. Imposed \$1,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
42. **422 W Howard St.**- No one showed for the property. Imposed a \$500 for non-compliance. Continued 30 days to Dec 10th. Motion seconded and passed with a unanimous vote.
43. **2004 W Jackson St.**- No one showed for the property. Continued 90 days to Feb 11th. Motion Seconded and Passed with a unanimous vote.
44. **3604 E Jackson St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
45. **2111 S Jefferson St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
46. **1319 W Kilgore Ave.**- No one showed for the property. New owner as of 7/28/2020. Continued 30 days to Dec 10th to notify the new owner of the order. Motion Seconded and Passed with a unanimous vote.
47. **932 N Leland Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
48. **3009 S Madison St.**- Motion to Release the Rehab & Trash Order and Rescind the \$3,000 Civil Penalty. Motion Seconded and Passed with a unanimous vote.
49. **524 W Main St.**- No one showed for the property. Imposed a \$2,500 for non-compliance. Continued 30 days to Dec 10th. Motion seconded and passed with a unanimous vote.
50. **1218 E Main St.**- No one showed for the property. Continued 120 days to March 11th to allow time to sell the property. Motion Seconded and Passed with a unanimous vote.
51. **312 N Manngrove Ln.**- Motion to Release the Demo Order and Rescind the \$2,500 Civil Penalty. Motion Seconded and Passed with a unanimous vote.
52. **3611 E Manor St.**- No one showed for the property. Imposed \$5,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
53. **220 / 222 W Memorial Dr.**- No one showed for the property. Imposed \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
54. **603 E Memorial Dr.**- Motion to Release the Rehab & Trash Order and Rescind the \$2,500 Civil Penalty. Motion Seconded and Passed with a unanimous vote.
55. **1400 W Memorial Dr.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.

56. **1813 W Memorial Dr.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
57. **300 / 302 N Monroe St.**- Owner was present. Attorney is to send a summons to the insurance agency for the next hearing. Continued 30 days to Dec 10th. Motion Seconded and Passed with a unanimous vote.
58. **2809 S Monroe St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
59. **2815 S Monroe St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
60. **2208 S Mulberry St.**- Owner was present. Fined \$100 for not obtaining a progress inspection before the hearing. Owner was ordered to obtain progress inspection before the next hearing. Continued 90 days to Feb 11th. Motion Seconded and Passed with a unanimous vote.
61. **2213 S Mulberry St.**- No one showed for the property. Imposed \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
62. **211 E North St.**- No one showed for the property. Imposed \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
63. **2306 E Princeton Ave.**- Order Expired. No action taken.
64. **1817 N Reserve St.**- Motion to Release the Rehab & Trash Order. Motion Seconded and Passed with a unanimous vote.
65. **805 S Shipley St.**- No action is taken per Attorney's advice due to the civil lawsuit between the owner and the City.
66. **1106 S Tennessee Ave.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
67. **111 S Vine St / 621 E Main St.**- Representative was present on behalf of the owner. Representative was ordered to continue progress and obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.
68. **234 N Vine St.**- Order Expired. No action taken, Need Retagged.
69. **1909 S Walnut St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
70. **713 E Willard St.**- No one showed for the property. Imposed a \$2,500 for non-compliance. Continued 30 days to Dec 10th. Motion seconded and passed with a unanimous vote.
71. **813 E Willard St.**- No one showed for the property. Imposed \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
72. **1901 E Yale Ave.**- No one showed for the property. MRC bought the property. Placed on the City's Non-Compliance list. Motion Seconded and Passed with a unanimous vote.
73. **2018 E Yale Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Jan 14th. Motion Seconded and Passed with a unanimous vote.