

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** December 9<sup>th</sup> 2021 at 3:00 PM

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

**Staff Present:** Cortney Walker, Rebecca Moon 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 9th, 2021 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. **725 E 6<sup>th</sup> ST** – Motion to affirm the Rehab Order. Owner did not attend, penalize \$2500 for noncompliance & set status hearing for Feb 10 to show progress & obtain inspection. Seconded and motion passed with a unanimous vote.
2. **1804 W 14<sup>th</sup> ST** – Motion to affirm the Demo Order. Owner did attend. New owner info needs to be provided if neighbors bought w/a Rehab Plan & timeline for Mar 10<sup>th</sup> Hearing. Seconded and motion passed with a unanimous vote.
3. **1209 E 22<sup>nd</sup> ST** – Motion to affirm the Rehab & Trash Order. Owner did not attend, penalize \$3,000 for noncompliance & set status hearing for Feb 10<sup>th</sup> to show progress & obtain inspections. Seconded and motion passed with a unanimous vote.
4. **310 S CHERRY ST** – Owner did not attend. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
5. **1018 W JACKSON ST** – Owner did attend. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.

6. **2704 S LIBERTY ST** - Owner did not attend. Motion to release the Trash Order. Seconded and motion passed with a unanimous vote.
7. **2012 N MILTON ST** - Motion to affirm the Demo Order. Owner did not attend, penalize \$3,500 for noncompliance & set status hearing for Feb 10<sup>th</sup> to show progress & obtain inspections. Seconded and motion passed with a unanimous vote.
8. **625 N MULBERRY ST** - Motion to affirm the Demo Order. Owner did not attend, penalize \$2,500 for noncompliance & set status hearing for Feb 10<sup>th</sup> to show progress & obtain inspections. Seconded and motion passed with a unanimous vote.
9. **820W NORTH ST** – Motion to affirm the Demo Order. Owner did not attend. Set status hearing for March 10<sup>th</sup> to provide update on getting approval for Habitats’ Rehab program. Seconded and motion passed with a unanimous vote.
10. **303 S PROUD ST** – Motion to affirm the Demo Order. Owner was represented. Set status hearing for March 10<sup>th</sup> to obtain BP before hearing. Seconded and motion passed with a unanimous vote.
11. **305 S PROUD ST** - Motion to affirm the Demo Order. Owner was not present. Set status hearing for February 10<sup>th</sup> to update new owner info. Seconded and motion passed with a unanimous vote.
12. **523 S PROUD ST** - Motion to affirm the Demo Order. Owner did not attend, penalize \$2,500 for noncompliance & set status hearing for Feb 10<sup>th</sup> to show progress & obtain inspections. Seconded and motion passed with a unanimous vote.
13. **1125 S RIBBLE AVE** - Owner did not attend. Motion to release the Trash Order. Seconded and motion passed with a unanimous vote.
14. **2816 S WALNUT ST** - Motion to affirm the Rehab & Trash Order. Tenant showed. Set status hearing for Jan 13<sup>th</sup> to clean yard & obtain inspections before hearing. Seconded and motion passed with a unanimous vote.
15. **1001 W WAYNE ST, UNIT 3 APT 308** - Motion to affirm the Rehab Order. Owner did not attend. Set status hearing for Feb 10<sup>th</sup> to show prog & obtain inspections before hearing. Seconded and motion passed with a unanimous vote.
16. **1103 E 7<sup>th</sup> ST** – Owner did not attend. Set status hearing for Jan 13<sup>th</sup> to complete rehab work. Seconded and motion passed with a unanimous vote.
17. **125 W 8<sup>TH</sup> ST** – Representative for owner attended. Fine \$100 for not getting any progress done before insp., set status hearing for Feb 10<sup>th</sup> to obtain a progress inspection before hearing. Seconded and motion passed with a unanimous vote.
18. **412 E 9<sup>th</sup> ST** - Owner did not attend. Set status hearing for Jan 13<sup>th</sup> to complete taking care of violations, per Bob. Seconded and motion passed with a unanimous vote.
19. **1510 W 9<sup>th</sup> ST** – Owner & tenant attended. Motion to Modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
20. **711 W 10<sup>TH</sup> ST** – Representative for owner attended. Motion to set stat us hearing for Feb 10<sup>th</sup> to obtain progress insp before hearing. Seconded and motion passed with a unanimous vote.
21. **1301 W 13<sup>th</sup> ST** - Representative for owner attended. Motion to set status hearing for Feb 10<sup>th</sup> to provide contract to sell property and/or new owner info before hearing. Seconded and motion passed with a unanimous vote.
22. **1511 W14TH ST** – Owner was not present. Motion to release the Rehab & Trash Order. Seconded and motion passed with a unanimous vote.

23. **1404 W 16<sup>th</sup> ST** – Owner was not present. Motion to set status hearing for Feb 10<sup>th</sup> to complete demolition. Seconded and motion passed with a unanimous vote.
24. **1508 E 20<sup>th</sup> ST** - Owner was not present. Motion to release the Trash Order. Seconded and motion passed with a unanimous vote.
25. **1601 E 21<sup>st</sup> ST** - Owner was present & brought photos. Motion to release the Demo & Trash Order and Civil Penalties. Seconded and motion passed with a unanimous vote.
26. **1816 E 24<sup>th</sup> ST** – Owner was present. Motion to set status hearing for Feb 10<sup>th</sup> so S. Selvey can contact owner for a walk-through inspection of the electric & plumbing before hearing. Seconded and motion passed with a unanimous vote.
27. **601 E 29<sup>th</sup> ST (house & garage)** – Owner did not attend. Penalize \$3,000 for noncompliance & place on City’s Noncompliant List. Seconded and motion passed with a unanimous vote.
28. **2215 S BIRCH ST** - Owner did not attend. Penalize \$3,000 for noncompliance & place on City’s Noncompliant List. Seconded and motion passed with a unanimous vote.
29. **908 S BLAINE ST** – Owner did attend. Order modified to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
30. **1004 N BRADY ST** – Representative for owner attended. Status hearing set for Feb 10<sup>th</sup> to obtain prog insp before hearing. Seconded and motion passed with a unanimous vote.
31. **3100 N BUCKLES ST** - Owner was not present. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
32. **800 S CELIA AVE** - Owner attended. Status hearing set for March 10<sup>th</sup> to obtain walk through before hearing. Seconded and motion passed with a unanimous vote.
33. **401 N CLAYPOOL RD** - Owner did not attend. Penalize \$500 for noncompliance & place on City’s Noncompliant List. Seconded and motion passed with a unanimous vote.
34. **311 S COUNCIL ST** - Owner was not present. Motion to release the Demo & Trash Order and Civil Penalties. Seconded and motion passed with a unanimous vote.
35. **518 S COUNCIL ST** - Owner did not attend. Penalize \$3,000 for noncompliance & place on City’s Noncompliant List. Seconded and motion passed with a unanimous vote.
36. **523 S COUNCIL ST** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City’s Noncompliant List. Seconded and motion passed with a unanimous vote.
37. **4010 N GLENWOOD AVE** - Owner was represented. Motion to set status hearing for Jan 13<sup>th</sup> to obtain a walk-through inspection before hearing. Seconded and motion passed with a unanimous vote.
38. **2411 S GRANT ST** – Owner was present. Set status hearing for Feb 10<sup>th</sup> to obtain a walk-through inspection before hearing. Seconded and motion passed with a unanimous vote.
39. **2908 S GRANT ST** – Owner was not present. Set status hearing for Feb 10<sup>th</sup> to see if the property sells. Seconded and motion passed with a unanimous vote.

40. **3801 N HARTFORD** – Representative for owner showed. Set status hearing for Jan 13<sup>th</sup> to obtain an insp of all bldgs. on the property before the hearing. Seconded and motion passed with a unanimous vote.
41. **413 W HARVARD AVE** - Owner attended. Status hearing set for Feb 10<sup>th</sup> to obtain progress inspections before hearing. Seconded and motion passed with a unanimous vote.
42. **1524 E HINES ST** - Owner did not attend. Status hearing set for Feb 10<sup>th</sup> to obtain prog insp before hearing. Seconded and motion passed with a unanimous vote.
43. **1603 E HINES ST** - Owner did not attend. Penalize \$500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
44. **1704 E HINES ST** - Owner attended. Status hearing set for Feb 10<sup>th</sup> to complete demo and call for insp before hearing. Seconded and motion passed with a unanimous vote.
45. **1415 E HIGHLAND AVE** - Representative for owner showed. Set status hearing for Feb 10<sup>th</sup> to have a Demo Permit obtained or BP with the new owner info before hearing. Seconded and motion passed with a unanimous vote.
46. **426 W HOWARD ST** – Owner was not present. Set status hearing for Feb 10<sup>th</sup> to continue progress. Seconded and motion passed with a unanimous vote.
47. **619 W HOWARD ST** - Owner was represented. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
48. **1404 S HOYT AVE** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
49. **1205 S HOYT AVE** - Owner was not present. Set status hearing for Feb 10<sup>th</sup> to show progress on the Rehab. Seconded and motion passed with a unanimous vote.
50. **610 W JACKSON ST** - Owner did not attend. Penalize \$3,000 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
51. **1507 E JACKSON ST** – Representative for owner did attend. Set for March 10<sup>th</sup> to complete Demo before the hearing. If not complete fine \$250. Seconded and motion passed with a unanimous vote.
52. **3907 E JACKSON ST #16** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
53. **625 N JEFFERSON ST** - Owner was not present. Set status hearing for Feb 10<sup>th</sup> to complete Demo. Seconded and motion passed with a unanimous vote.
54. **701 N JEFFERSON ST** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
55. **2023 S JEFFERSON ST** - Owner did not attend. Penalize \$500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
56. **710 W KILGORE AVE** - Owner was not present. Set status hearing for Jan 13<sup>th</sup> to show progress or complete work. Seconded and motion passed with a unanimous vote.

57. **703 S LUICK AVE** – Owner was present. Set status hearing for Jan 13<sup>th</sup> to obtain walk-through inspection to see what's all cleaned from demo, if foundation is salvageable to rebuild on & take a look at the storage shed. Seconded and motion passed with a unanimous vote.
58. **727 S LUICK AVE** - Owner was not present. Set status hearing for Feb 10<sup>th</sup> to complete demo work. Seconded and motion passed with a unanimous vote.
59. **1018 E MAIN ST** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
60. **1218 E MAIN ST** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
61. **2813 S MONROE ST** - Owner did not attend. Penalize \$2,500 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
62. **414 N MULBERRY ST** - Owner was not present. Motion to release the Rehab & Trash Order. Seconded and motion passed with a unanimous vote.
63. **2804 S MULBERRY ST** - Owner was not present. Set status hearing for Jan 13<sup>th</sup> to complete demo work. Seconded and motion passed with a unanimous vote.
64. **117 N OHIO AVE** - Owner did not attend. Penalize \$5,000 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
65. **1007 N PENN ST** - Owner did not attend. Set status hearing for Jan 13<sup>th</sup> to hire a contractor, make progress & obtain a progress insp. Seconded and motion passed with a unanimous vote.
66. **1616 S PENN ST** - Owner was present. Motion to release the Rehab & Trash Order. Seconded and motion passed with a unanimous vote.
67. **2213 S PENN ST** - Owner was not present. Set status hearing for Jan 13<sup>th</sup> to continue to make progress & obtain progress insp. Seconded and motion passed with a unanimous vote.
68. **916&916 1/2 S PERSHING DR** – Representative for owner showed. Set for Feb 10<sup>th</sup> to obtain prog insp before hearing. Seconded and motion passed with a unanimous vote.
69. **1200 S PERSHING DR** – Owner & contractor showed. Set for Jan 13<sup>th</sup> to provide Rehab & clean-up plan/timeline with ending date before the hearing. Seconded and motion passed with a unanimous vote.
70. **2305 S PORT AVE** - Owner did not attend. Set status hearing for Jan 13<sup>th</sup> to complete demo. Seconded and motion passed with a unanimous vote.
71. **420 S PROUD ST** - Owner did not attend. Set status hearing for Jan 13<sup>th</sup> to make progress & obtain progress inspection. Seconded and motion passed with a unanimous vote.
72. **1509 W UNIVERSITY AVE** - Owner was not present. Set status hearing for Jan 13<sup>th</sup> to complete repairs. Seconded and motion passed with a unanimous vote.
73. **3213 S VINE ST** - Owner was not present. Set status hearing for Jan 13<sup>th</sup> to make progress & obtain inspection. Seconded and motion passed with a unanimous vote.

- 74. 205 E WILLARD** – Owner did not show. Set for Feb 10<sup>th</sup> to make sure bldg is taped off for public safety and obtain a progress inspection before the hearing. Seconded and motion passed with a unanimous vote.
- 75. 573 W WILSON ST** - Owner was not present. Motion to Modify to Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
- 76. 1725 E YALE AVE** (House in rear & camper) - Owner did not attend. Penalize \$3,000 for noncompliance & place on City's Noncompliant List. Seconded and motion passed with a unanimous vote.
- 77. 2018 E YALE AVE** - Owner was present. Motion to release the Rehab & Trash Order. Seconded and motion passed with a unanimous vote.