

# **UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING**

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

**Hearing Date:** JULY 14<sup>th</sup> 2022 at 2:00 PM

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

**Staff Present:** Cortney Walker, Taylor Reed, Rebecca Moon, 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, July 14<sup>th</sup> 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. 1007 E 7<sup>th</sup> ST - Motion to affirm Demo Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
2. 319 ½ E 8<sup>TH</sup> ST - Motion to modify & affirm Demo Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
3. 1209 E 8<sup>TH</sup> ST – Motion to affirm Rehab & Trash Order. Owner was present. Status hearing set for August 11th 2022 to obtain inspection. Seconded and motion passed with a unanimous vote.
4. 412 E 9<sup>TH</sup> ST – Motion to affirm Demo & Trash Order. Owner was not present, penalize \$3000 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.

5. 626 W 9<sup>TH</sup> ST – Motion to affirm Rehab Order. Owner was present. Status hearing set for August 11th 2022 to obtain inspection. Seconded and motion passed with a unanimous vote.
6. 706 W 11<sup>TH</sup> ST – Motion to affirm & release the Demo Order. Owner was not present. . Seconded and motion passed with a unanimous vote.
7. 1227 W 13<sup>TH</sup> ST – Motion to affirm Rehab Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
8. 1209 W 15<sup>TH</sup> ST – Motion to affirm Rehab Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
9. 3324 E 15<sup>TH</sup> ST – Motion to affirm Rehab Order. Owner was not present, penalize \$3000 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
10. 1304 E 20<sup>TH</sup> ST – Motion to affirm Trash Order. Owner was not present, penalize \$500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
11. 2009 N AULT AVE – Motion to affirm Demo Order. Owner was present. Status hearing set for Sept 8th to work w/other owner. Seconded and motion passed with a unanimous vote.
12. 212 S BRITAIN AVE – Motion to affirm Demo Order. Owner was not present, penalize \$1000 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
13. 713 S CATALPA DR – Motion to affirm Rehab Order. Owner was present, Status hearing set for August 11th 2022 to obtain inspection. Seconded and motion passed with a unanimous vote.
14. 1305 E CENTENNIAL AVE – Motion to affirm Trash Order. Owner was present, Status hearing set for August 11th 2022 to obtain inspection. Seconded and motion passed with a unanimous vote.
15. 309 S COLE AVE –Motion to affirm Rehab Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
16. 2009 E HARVARD AVE – Motion to affirm Demo Order. Owner was present. Status hearing set for Sept 8th to start demo. Seconded and motion passed with a unanimous vote.
17. 2013 E HARVARD AVE – Motion to affirm Demo Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
18. 2714 S HOYT AVE – Motion to affirm the Demo Order. Owner was not present. Status hearing set for Aug 11th to get more info regarding owner. Seconded and passed with a unanimous vote.
19. 1408 N JEFFERSON ST – Motion to affirm the Demo Order. Owner was not present. Status hearing set for Aug 11th to get more info regarding owner. Seconded and passed with a unanimous vote.

20. 2324 S JEFFERSON ST – Motion to affirm the Trash Order. Owner was not present, penalize \$500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
21. 929 W MAIN ST – Motion to affirm & release the Demo Order. Seconded and motion passed with a unanimous vote.
22. 931 W MAIN ST – Motion to affirm Rehab Order. Owner was not present, penalize \$3000 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
23. 1200 S MULBERRY ST – Motion to affirm the Rehab Order. Owner was present. Status hearing set for Sept 8th to obtain all necessary permits and obtain inspection. Seconded and passed with a unanimous vote.
24. 1200 ADJ S MULBERRY ST – Motion to affirm the Rehab Order. Owner was present. Status hearing set for Nov 10th with rehab plan. Seconded and passed with a unanimous vote.
25. 2201 S MULBERRY ST – Motion to affirm & release the Demo Order. Seconded and motion passed with a unanimous vote.
26. 2117 S WALNUT ST – Motion to affirm Rehab Order. Owner was not present, penalize \$2500 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
27. 2119 N WATT AVE – Motion to affirm & release the Trash Order. Seconded and motion passed with a unanimous vote.
28. 2201 N WATT AVE - Motion to affirm Rehab Order. Owner was not present, penalize \$3500 for noncompliance & status hearing set for Sept 8th. Seconded and motion passed with a unanimous vote.
29. 581 W WILSON AVE – Motion to affirm the Rehab Order. Owner was not present. Status hearing set for Sept 8th to provide update on putting property on market. Seconded and passed with a unanimous vote.
30. 585 W WILSON AVE – Motion to affirm Rehab Order. Owner was not present, penalize \$3000 for noncompliance & status hearing set for August 11th 2022. Seconded and motion passed with a unanimous vote.
31. 3318 E WYSOR ST – Motion to affirm Demo Order. Owner was represented. Penalized \$2500 for noncompliance & place on the city's noncompliance list. Seconded and motion passed with a unanimous vote.
32. 813 E 1<sup>ST</sup> ST –Owner was present. Motion to modify to Demo. Owner to talk with Shroyer. Status hearing set for Aug 11th. Motion seconded and passed with a unanimous vote.
33. 827 E 1<sup>ST</sup> ST –Owner was not present. Owner to obtain a progress inspection. Status hearing set for Aug 11th. Motion seconded and passed with a unanimous vote.
34. 901 E 1<sup>ST</sup> ST –Owner was not present. Penalized \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
35. 1908 W 10<sup>TH</sup> ST – Owner was not present. Owner to obtain a progress inspection. Status hearing set for Aug 11th to properly notify the new owner. Motion seconded & passed with a unanimous vote.
36. 1409 W 13<sup>TH</sup> ST – Owner did not attend the hearing. Owner complied, Demo Order released. Motion seconded & passed with a unanimous vote.

37. 1425 W 13<sup>TH</sup> ST – Owner was not present. Fined \$100 for not obtaining an insp and penalized \$500 for noncompliance. Set status hearing for Aug 11th to clean up property. Motion seconded and passed with a unanimous vote.
38. 1434 W 14<sup>TH</sup> ST – Owner attended the hearing. Motion to release the Demo Order. Owner is to obtain progress inspection before the August 11th Hearing. Motion seconded & passed with a unanimous vote.
39. 922 W 15<sup>TH</sup> ST – Owner was not present. Fined \$100 for not obtaining an insp and penalized \$2500 for noncompliance. Set status hearing for Aug 11th to obtain insp. Motion seconded and passed with a unanimous vote.
40. 1202 W 16<sup>TH</sup> ST – Owner did not attend the hearing. Owner complied, Motion to release the Demo Order once the owner pays the \$200 fine. Motion seconded & passed with a unanimous vote.
41. 1004 W 17<sup>TH</sup> ST – Owner was not present. Penalize \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
42. 1106 W 8<sup>TH</sup> ST – Owner was not present. Penalize \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
43. 1401 E 18<sup>TH</sup> ST – Owner was present. Fined \$100 for not obtaining an insp. Set status hearing for Aug 11th to obtain insp. Motion seconded and passed with a unanimous vote.
44. 1503 E 20<sup>TH</sup> ST – Owner was not present. Fined \$100 for not obtaining BP. Set status hearing for Sept 8th to provide plans. Motion seconded and passed with a unanimous vote.
45. 214 E 21<sup>ST</sup> ST – Owner was not present. Fine \$100 for not obtaining an insp & penalize \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
46. 1908 E 26<sup>TH</sup> ST – Owner attended the hearing. Owner is to obtain a walk-through inspection before the August 11th Hearing. Motion seconded & passed with a unanimous vote.
47. 521 W ADAMS ST – Owner attended the hearing. Owner is to provide an update on rehab plans & start date by the November 10th Hearing. Motion seconded & passed with a unanimous vote.
48. 1204/1206 W BETHEL AVE – Owner did not attend the hearing. Property Manager is to provide updated Engineer plans & the okay for the Contractor to start working. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
49. 511 S BROTHERTON ST – Owner attended the hearing. Status hearing set for Sept 8th to complete demolition. Motion seconded & passed with a unanimous vote.
50. 1314 S BROTHERTON ST – Owner attended the hearing. Motion to Modify to Rehab Order. Status hearing set for Sept 8th to obtain progress inspections. Motion seconded & passed with a unanimous vote.
51. 1409 S BROTHERTON ST – Owner was represented at the hearing. Status hearing set for Aug 11th to finish cleaning the property & call for inspection. Motion seconded & passed with a unanimous vote.
52. 1411 S BROTHERTON ST – Owner was represented at the hearing. Status hearing set for Aug 11th to finish cleaning the property & call for inspection. Motion seconded & passed with a unanimous vote.
53. 2708 N BUCKLES ST – Owner attended the hearing. Motion to release the Demo Order & REduce the Civil Penalty. Motion seconded & passed with a unanimous vote.

54. 1110 S BURLINGTON DR - Owner did not attend the hearing. Owner complied. Motion to release the Demo Order & Civil Penalty. Motion seconded & passed with a unanimous vote.
55. 1407 E BUTLER ST - Owner did not attend the hearing. Motion to release the Demo Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
56. 1001 S CENTER AVE - Owner did not attend the hearing. Motion to Modify to Rehab Order & Administratively Enforce. Motion seconded & passed with a unanimous vote.
57. 1210 N CENTRAL AVE – Owner attended the hearing. Property has been approved for the rehab program through Habitat. Status hearing set for Sept 8th.
58. 312 S COLE AVE – Owner did not attend the hearing. Status hearing is set for Aug 11th to get the electrical completed and inspected. Motion seconded and passed with a unanimous vote.
59. 1616 E DARTMOUTH AVE – Owner did not attend the hearing. Owner complied, Motion to release the Demo Order. Motion seconded & passed with a unanimous vote.
60. 805 N ELM ST – Owner was represented at the hearing. Owner is to provide rehab plans & obtain a walk-through before the status hearing. Status hearing set for Aug 11th. Motion seconded and passed with a unanimous vote.
61. 2814 S FRANKLIN ST – Owner did not attend the hearing. Penalized \$2500 for noncompliance. Status hearing set for Aug 11th. Motion seconded and passed with a unanimous vote.
62. 818 S GRANT ST – Owner attended the hearing. Contractor is to be fine \$100. Owner is to obtain progress inspection before the Aug 11th hearing. Motion seconded and passed with a unanimous vote.
63. 721 S HACKLEY ST – Owner did not attend the hearing. Penalized \$2500 for noncompliance. Status hearing set for Aug 11th. Motion seconded and passed with a unanimous vote.
64. 3011 S HACKLEY ST –Owner was not present. Fined \$100 for not obtaining an insp & penalized \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
65. 1508 S HIGH ST –Owner was not present. Fined \$100 for not obtaining an insp & penalized \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
66. 1908 S HIGH ST –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
67. 2110 E HIGHLAND AVE – Owner was represented at the hearing. Owner is to obtain a progress inspection before the Aug 11th hearing. Motion seconded and passed with a unanimous vote.
68. 1403 E HINES ST – Owner attended the hearing. Owner is to obtain a progress inspection before the Aug 11th hearing. Motion seconded and passed with a unanimous vote.
69. 1704 E HINES ST – Owner did attend the hearing. Owner complied, Motion to release the Demo Order. Motion seconded & passed with a unanimous vote.
70. 2716 E JACKSON ST –
71. 1222 S JEFFERSON ST – Owner did attend the hearing. Owner complied, Motion to release the Demo Order. Motion seconded & passed with a unanimous vote.

72. 2107 S JEFFERSON ST – Owner did not attend the hearing. Fined \$100 for not obtaining progress inspection. Penalized \$2500 for noncompliance. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
73. 2111 S JEFFERSON ST –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
74. 2310 S JEFFERSON ST –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
75. 2401 S JEFFERSON ST –Owner was not present. Penalized \$2500 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
76. 1011 E KIRBY AVE –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
77. 1013/1015 E KIRBY AVE –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.
78. 1024 E KIRBY AVE – Owner attended the hearing. The owner is obtain a progress inspection before the status hearing. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
79. 1305 E KIRK ST – Owner attended the hearing. Motion to Modify to Rehab Order. The owner is obtain a progress inspection & proper permits before the status hearing. Status hearing set for October 13th. Motion seconded & passed with a unanimous vote.
80. 703 S LUICK AVE – Owner attended the hearing. Owner is to get one more dumpster & finish removing the shed and obtain a final inspection before the status hearing. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
81. 818 E MAIN ST – Owner did not attend the hearing. Owner is to continue cleaning & making progress for the next status hearing. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
82. 114 N MARTIN ST – Owner attended the hearing. Owner is to obtain progress inspections before the status hearing. Status hearing is October 13th. Motion seconded & passed with a unanimous vote.
83. 2202 S MANHATTAN AVE – Owner attended the hearing. Owner is to complete demolition and obtain proper inspections before the status hearing. Status hearing set for Sept 8th. Motion seconded & passed with a unanimous vote.
84. 608 W MEMORIAL DR – Owner was present. Motion to modify to Rehab Order. Budget exterior provided and status hearing set for Oct 13th to obtain progress insp. Motion seconded and passed with a unanimous vote.
85. 613 W MEMORIAL DR – Owner was not present. Motion to set status hearing for Aug 11th to finish cleaning up property. Seconded and motion passed with a unanimous vote.
86. 1413 S MONROE ST - Owner was not present. Motion to release the civil penalty & place on the City's Noncompliance List. Motion seconded and passed with a unanimous vote.
87. 211 E NORTH ST – Owner did not attend hearing. Penalized \$2500 for noncompliance & set status hearing for Aug 11th to obtain insp. Motion seconded & passed with a unanimous vote
88. 1504 S PERKINS AVE –Owner was not present. Penalized \$3000 for noncompliance & place on City's Noncompliance List. Motion seconded and passed with a unanimous vote.

89. 719 S PERSHING DR – Owner did not attend the hearing. Penalized \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
90. 923 S PERSHING DR – Owner did not attend the hearing. Owner complied, Trash Order released. Motion seconded & passed with a unanimous vote.
91. 3015 S PERSHING DR – Owner attended the hearing. Owner is to obtain an inspection to determine what is needed to become compliant. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
92. 1619 E PRINCETON AVE – Owner attended the hearing. Owner is to obtain demo permit & start demolition. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
93. 1623 E PRINCETON AVE – Owner did not attend the hearing. Complete the Demolition. Status hearing set for Sept 8th. Motion seconded & passed with a unanimous vote. 1200 S ROCHESTER AVE – Owner was represented at the hearing. Status hearing set for Sept 8th to provide clean-up progress. Motion seconded & passed with a unanimous vote.
94. 1120 S SHIPLEY ST – Owner did not attend the hearing. Penalized \$2500 for noncompliance. Placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
95. 2016 S SHIPLEY ST – Owner did not attend the hearing. Owner complied, Trash Order released. Motion seconded & passed with a unanimous vote.
96. 3213 S VINE ST – Owner did not attend the hearing. Status hearing set for Aug 11th to provide owner update. Motion seconded & passed with a unanimous vote.
97. 2207 S WALNUT ST – Owner did not attend hearing. Penalized \$2500 for noncompliance. Status hearing set for Aug 11th. Motion seconded & passed with a unanimous vote.
98. 1302 E WASHINGTON ST – Owner did not attend hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
99. 803 W WILLARD ST – Owner did not attend hearing. Penalized \$2500 for noncompliance & placed on the list to be bid for demolition through the City. Motion seconded & passed with a unanimous vote.
100. 2019 E WILLARD ST – Owner did not attend hearing. Status hearing set for Aug 11th to complete demolition. Motion seconded & passed with a unanimous vote.
101. 2219 E YALE AVE – Owner did not attend hearing. Penalized \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.