

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

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

**Hearing Date: SEPTEMBER 8<sup>TH</sup> 2022 at 2:00 PM**

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

**Staff Present:** Cortney Walker, Rebecca Moon, Bob Jessee and Steve Selvey acting as Administrators; Cortney Walker Recording Secretary, and Aubrey Crist, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, September 8<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. **918 W 1<sup>st</sup> ST** – Motion to affirm Demo & Trash Order. Owner did not attend. Motion to penalize \$3000 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
2. **1003 E 7<sup>TH</sup> ST** – Motion to affirm Demo & Trash Order. Owner did not attend. Motion to penalize \$3000 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
3. **1114 W 14<sup>TH</sup> ST** – Motion to affirm Trash Order. Owner did not attend. Motion to penalize \$500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
4. **1613 W 15<sup>TH</sup> ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
5. **1718 W ADAMS ST** – Motion to affirm and modify to a Rehab Order. Owner was present. Status hearing set for Nov 10<sup>th</sup> for owner to make progress. Seconded and motion passed with a unanimous vote.

6. **1802 W ADAMS ST** – Motion to affirm the Rehab Order. Owner was present. Status hearing set for Nov 10<sup>th</sup> for owner to provide update. Seconded and motion passed with a unanimous vote.
7. **1901 N ALDEN RD** – Motion to affirm the Trash order. Owner was represented. Status hearing set for Oct 13<sup>th</sup> to clean up property & obtain an inspection. Seconded and motion passed with a unanimous vote.
8. **1525 W ASHLAND AVE (1523)** – Motion to affirm the Rehab Order. Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
9. **2110 S BEACON ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
10. **1600 S BIRCH ST** – Motion to affirm the Rehab & Trash Order. Owner did not attend. Motion to penalize \$3000 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
11. **701 S BROTHERTON ST** – Motion to affirm the Rehab Order and release the Trash Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with unanimous vote.
12. **1007 N CENTRAL AVE** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
13. **1011 N CENTRAL AVE** – Motion to affirm the Trash Order. Owner did not attend. Motion to penalize \$500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
14. **1803 W CHARLES ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
15. **3213 S CHIPPEWA LN** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
16. **1605 E CORNELL AVE** – Motion to affirm the Demo Order and release the Trash Order. Owner was present. Motion to set status hearing for Nov 10<sup>th</sup> for owner to provide quotes. Seconded and motion passed with a unanimous vote.
17. **1524 N DR MLK JR BLVD** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
18. **2202 S EATON AVE** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
19. **511 S ELLIOTT ST** – Motion to affirm the Demo Order. Owner was not present. Motion to place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
20. **1711 S ELM ST** – Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
21. **2216 S GHARKEY ST** – Motion to Modify & affirm to a Demo & Trash Order. Owner was not present. Motion to penalize \$3000 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.

22. **317 E GILBERT ST** – Motion to affirm the Demo Order. Owner did not attend. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
23. **3014 S GRANT ST** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
24. **1051 S HOYT AVE** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
25. **715 E JACKSON ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
26. **1515 W JACKSON ST** – Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
27. **1621 W JACKSON ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
28. **1708 N JANNEY AVE** – Motion to affirm the Demo Order. Neighbor attended. Motion to penalize \$2500 for noncompliance & set status hearing for Oct. 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
29. **3600 N JANNEY AVE** – Motion to affirm the Trash Order. Owner did not attend. Motion to penalize \$500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
30. **1608 S JEFFERSON ST** – Motion to affirm the Rehab Order. Owner was present. Status hearing set for Dec 8<sup>th</sup> for owner to progress & obtain an inspection. Seconded and motion passed with a unanimous vote.
31. **2223 S JEFFERSON ST** – Motion to affirm the Demo Order. Owner was present. Motion to set status hearing for Oct 13<sup>th</sup> to provide closing date. Seconded and motion passed with a unanimous vote.
32. **3305 N JEFFERSON ST** – Motion to affirm the Rehab Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
33. **1931 S LAZY CREEK DR** – Motion to affirm the Rehab Order. Tenants were present. Motion to penalize \$5000 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
34. **2812 S LIBERTY ST** – Motion to affirm the Trash Order. Owner did not attend. Motion to penalize \$500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
35. **1723 S MADISON ST** – Motion to affirm the Demo Order. Owner did not attend. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
36. **111 N MARTIN ST (GARAGE)** – Motion to affirm the Demo Order. Owner did not attend. Motion to penalize \$1000 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
37. **2809 S MONROE ST** – Motion to affirm the Demo Order and place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.

38. **2813 S MONROE ST** – Motion to affirm the Rehab & Demo Order. Owner did not attend. Status hearing for Nov 10<sup>th</sup>. Seconded and motion passed with a unanimous vote.
39. **2815 S MONROE ST** – Motion to affirm the Demo Order. Owner was not present. Motion to place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
40. **2205 S MULBERRY ST** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
41. **901 S PENN ST** – Motion to affirm the Demo Order. Owner was not present. Motion to penalize \$2500 for noncompliance and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
42. **2016 N RECTOR AVE** – Motion to affirm the Rehab & Trash Order. Owner was not present. Motion to penalize \$3000 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
43. **827 E 1<sup>ST</sup> ST** - Owner was not present. Motion to penalize \$2500 and place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
44. **2510 W 7<sup>TH</sup> ST** – Owner was present. Motion to set status hearing for Oct 13<sup>th</sup> for owner to call to obtain a final cleanup inspection.
45. **1209 E 8<sup>TH</sup> ST** – Owner was not present. Motion to penalize \$3000 and place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
46. **1616 W 13<sup>TH</sup> ST** – Owner was present. Motion to set status hearing for Oct 13<sup>th</sup> with an inspection. Seconded and motion passed with a unanimous vote.
47. **1434 W 14<sup>TH</sup> ST** – Owner was not present. Motion to penalize \$2500 and place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
48. **922 W 15<sup>TH</sup> ST** – Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
49. **1115 W 16<sup>TH</sup> ST** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
50. **1503 E 20<sup>TH</sup> ST** – Owner was not present. Motion to Modify to Rehab Order and set status hearing for Nov 10<sup>th</sup> to show progress. Seconded and motion passed with a unanimous vote.
51. **2009 N AULT AVE** – Owner was present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with unanimous vote.
52. **1204 / 1206 W BETHEL AVE** – Owner was represented. Motion to set status hearing for Nov 10<sup>th</sup> to obtain state approval & permit. Seconded and motion passed with a unanimous vote.
53. **511 S BROTHERTON ST** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup> to complete the demolition. Seconded and motion passed with a unanimous vote.
54. **1314 S BROTHERTON ST** – Owner was present. Motion to Administratively Enforce. Seconded and motion passed with unanimous vote.
55. **1409 S BROTHERTON ST** – Owner was represented. Motion to release the Trash Order. Seconded and motion passed with a unanimous vote.
56. **1411 S BROTHERTON ST** – Owner was represented. Motion to set status hearing for Oct 13<sup>th</sup> to finish and obtain an inspection. Seconded and motion passed with a unanimous vote.

57. **2012 S BROTHERTON ST** – Owner was represented by local council. Motion to set status hearing for Oct 13<sup>th</sup> to obtain more information. Seconded and motion passed with a unanimous vote.
58. **713 S CATALPA DR** – Owner was not present. Motion to fine \$100 for not obtaining an inspection, penalize \$2500 for noncompliance and set status hearing for Nov 10<sup>th</sup>. Seconded and motion passed with a unanimous vote.
59. **1210 N CENTRAL AVE** – Owner was present. Motion to set status hearing for Oct 13<sup>th</sup> with an inspection. Seconded and motion passed with a unanimous vote.
60. **1615 E DARTMOUTH AVE** – Owner was not present. Motion to Modify to Demo Order and penalize \$3000 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
61. **805 N ELM ST** – Owner was not present. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
62. **1220 S ELM ST** – Owner was not present. Motion to set status hearing for Dec 8<sup>th</sup> to provide funding updates. Seconded and motion passed with a unanimous vote.
63. **1709 S ELM ST** – Owner was present. Motion to set status hearing for Nov 10<sup>th</sup> to provide update. Seconded and motion passed with a unanimous vote.
64. **2400 S HACKLY ST** – Owner was represented. Motion to fine \$100 for not obtaining an inspection, penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
65. **408 W HARVARD AVE** – Owner was not present. Motion to fine \$100 for not obtaining an inspection and set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
66. **2009 E HARVARD AVE** – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Nov 10<sup>th</sup>. Seconded and motion passed with a unanimous vote.
67. **2109 N HOLLYWOOD AVE** – Owner was present. Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
68. **2716 E JACKSON ST** – Owner had to leave before started. Motion to fine \$100 for not obtaining an inspection. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
69. **2016 N JANNEY AVE** – Owner was represented. Motion to fine \$100 for not obtaining inspection, penalize \$500 for noncompliance & set status hearing for Nov 10<sup>th</sup>. Seconded and motion passed with a unanimous vote.
70. **2430 W KILGORE AVE** – Owner was not present. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
71. **1407 W MAIN ST** – Owner was not present. Motion to penalize \$500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
72. **2202 S MANHATTAN AVE** – Owner was present. Motion to set status hearing for Nov 10<sup>th</sup> to complete the Demolition. Seconded and motion passed with a unanimous vote.
73. **1200 S MULBERRY ST** – Owner was represented. Requiring owner attend next hearing. Sufficient progress has been made. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.

74. **3013 S PERSHING DR** – Owner was not present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
75. **618 E PINE ST** – Neighbor was present. Motion to penalize \$2500 for noncompliance & set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.
76. **1619 E PRINCETON AVE** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup> to complete the Demolition. Seconded and motion passed with a unanimous vote.
77. **1623 E PRINCETON AVE** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup> to do the demolition. Seconded and motion passed with a unanimous vote.
78. **1200 S ROCHESTER AVE** – Owner was represented. Motion to set status hearing for Jan 12<sup>th</sup> 2023 to obtain update/status. Seconded and motion passed with a unanimous vote.
79. **2201 N WATT AVE** – Owner was not present. Motion to penalize \$3500 for noncompliance & place on the City's Noncompliance List. Seconded and motion passed with a unanimous vote.
80. **2019 E WILLARD ST** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup> to complete the Demolition. Seconded and motion passed with a unanimous vote.
81. **585 W WILSON AVE** – Owner was not present. Motion to set status hearing for Oct 13<sup>th</sup>. Seconded and motion passed with a unanimous vote.