

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date: NOVEMBER 10<sup>TH</sup>, 2022 at 2:00 PM**

**Members Present:** Joseph Anderson - Gretchen Cheesman – Aaron Clark

**Staff Present:** Taylor Reed, ~~Rebecca Moon, Melinda Coffey, 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, November 10<sup>TH</sup>, 2022 at 2:00 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. **622 E 6<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Affirm the Demo Order. Penalized \$2500 for noncompliance. Status hearing set for Dec 8th to make contact and/or progress. Motion seconded and passed with a unanimous vote.
2. **1608 W 13<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Affirm the Trash Order. Penalized \$500 for noncompliance. Status hearing set for Dec 8th to make contact and/or progress. Motion seconded and passed with a unanimous vote.
3. **1620 W 15<sup>TH</sup> ST** - Owner was represented at the Hearing. Motion to Affirm the Rehab Order. Status hearing set for Feb 9th, 2023. Owner is to obtain electrical permit to get electrical up to code & inspected. Motion seconded and passed with a unanimous vote.

4. **1600 E BUTLER ST** - Owner was excused from attending the Hearing. Motion to Affirm the Demo Order & Release the Demo Order. Motion seconded and passed with a unanimous vote.
5. **1412 N DR MARTIN LUTHER KING JR BLVD** - Owner did not attend the Hearing. Motion to Affirm the Demo Order. Status hearing set for Dec 8th to provide any updates on selling the property. Motion seconded and passed with a unanimous vote.
6. **2114 S EBRIGHT ST** - Owner attended the Hearing. Motion to Affirm the Trash Order. Status hearing set for Dec 8th to obtain a final trash clean-up inspection. Motion seconded & passed with a unanimous vote.
7. **3000 N GRANVILLE AVE** - Owner did not attend the Hearing. Motion to Affirm the Rehab Order. Penalized \$5000 for noncompliance. Status hearing set for Dec 8th to make contact and/or progress. Motion seconded & passed with a unanimous vote.
8. **2109 N HOLLYWOOD AVE** - Owner attended the Hearing. Motion to Affirm the Demo Order. Owner is to obtain a Building Permit & Electrical Contractor to bring electrical up to code. Status hearing set for Dec 8th. Motion seconded & passed with a unanimous vote.
9. **1704 E KIRK ST** - Owner did not attend the Hearing. Motion to Affirm the Demo Order. Penalized \$2500 for noncompliance. Status hearing set for Dec 8th to make contact and/or make progress. Motion seconded & passed with a unanimous vote.
10. **2904 N ROSEWOOD AVE** - Owner did not attend the Hearing. Motion to Affirm the Trash Order. Status hearing set for Dec 8th to continue cleaning the property. Motion seconded and passed with a unanimous vote.
11. **2208 N WOLFE ST** - Owner did not attend the Hearing. Motion to Affirm the Demo Order. Penalized \$2500 for noncompliance. Status hearing set for Dec 8th to make contact and/or make progress. Motion seconded & passed with a unanimous vote.
12. **712 W 5<sup>TH</sup> ST** - Owner was excused from the Hearing. Motion to Modify Demo Order to Rehab Order & Administratively Enforce. Motion seconded & passed with a unanimous vote.
13. **1102 E 13<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to set status hearing to Dec 8th to update new owner information. Motion seconded & passed with a unanimous vote.
14. **1104 E 13<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to set status hearing to Dec 8th to update new owner information. Motion seconded & passed with a unanimous vote.
15. **1209 W 15<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
16. **1924 W 17<sup>TH</sup> ST** - Owner attended the Hearing. Motion to set status hearing to Dec 8th to obtain final inspection. Motion seconded & passed with a unanimous vote.
17. **1503 E 20<sup>TH</sup> ST** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.

- 18. 1408 W 22<sup>ND</sup> ST** - Owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
- 19. 1911 E 23<sup>RD</sup> ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance. Status hearing set for Dec 8th to make progress. Motion seconded & passed with a unanimous vote.
- 20. 1406 E 24<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 21. 1908 E 26<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Place back on the City's Noncompliance list & award the Bid for to complete the Demolition. Motion seconded and passed with a unanimous vote.
- 22. 521 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for Feb 9th to provide Rehab Plan for the Spring. Motion seconded & passed with a unanimous vote.
- 23. 607 W ADAMS ST** - Owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded and passed with a unanimous vote.
- 24. 1718 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for Jan 12th to provide a start date for rehab & clean-up work. Motion seconded & passed with a unanimous vote.
- 25. 1802 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for Jan 12th to provide a start date for rehab & clean-up work. Motion seconded & passed with a unanimous vote.
- 26. 1525 W ASHLAND AVE (1523)** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to obtain an electrical inspection. Motion seconded & passed with a unanimous vote.
- 27. 2009 N AULT AVE** - Owner was attended the Hearing. Motion to set status hearing for Dec 8th to obtain a Demo Permit & timeline to complete the demolition. Motion seconded & passed with a unanimous vote.
- 28. 2403 S BEACON ST** - Owner was represented at the Hearing. Motion to set status hearing for Dec 8th to obtain final clean-up inspection. Motion seconded & passed with a unanimous vote.
- 29. 1204/1206 W BETHEL AVE** - Owner was represented at the Hearing. Motion to set status hearing for Jan 12th to find a contractor to do structural repairs. Motion seconded & passed with a unanimous vote.
- 30. 3000 W BROOK DR** - Owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 31. 511 S BROTHERTON AVE** - Owner was excused from the Hearing. Motion to Release the Demo Order & Civil Penalty. Motion seconded & passed with a unanimous vote.
- 32. 713 S CATALPA DR** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.

- 33. 1011 N CENTRAL AVE** - Owner was excused from the Hearing. Motion to Release the Trash Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
- 34. 425 W CHARLES ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Placed on the City's Noncompliance list. Motion seconded and passed with a unanimous vote.
- 35. 610 W CHARLES ST** - Owner attended the Hearing. Motion to Release the Rehab Order. Motion seconded and passed with a unanimous vote.
- 36. 718 W CHARLES ST** - Owner did not attend the hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 37. 1605 E CORNELL AVE** - Owner attended the Hearing. Motion to be placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 38. 2202 S EATON AVE** - Owner attended the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 39. 1709 S ELM ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to properly notify the new owner. Motion seconded & passed with a unanimous vote.
- 40. 2216 S GHARKEY ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to continue cleaning the property & make progress on the house. Motion seconded & passed with a unanimous vote.
- 41. 818 S GRANT ST** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12th to continue making progress on the house & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
- 42. 2400 S HACKLEY ST** - Owner was represented at the Hearing. Motion to set status hearing for March 9th to obtain final inspection. Motion seconded & passed with a unanimous vote.
- 43. 3010 S HACKLEY ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to get a Rehab Plan together. Motion seconded & passed with a unanimous vote.
- 44. 408 W HARVARD AVE** - Owner was excused from the Hearing. Motion to Release the Rehab & Trash Order. Fine is to paid. Motion seconded & passed with a unanimous vote.
- 45. 2009 E HARVARD AVE** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance and Placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 46. 1051 S HOYT AVE** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance and Placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 47. 715 E JACKSON ST** - Owner was represented at the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.

- 48. 1415 W JACKSON ST** - Owner was represented at the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 49. 2716 E JACKSON ST** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12th to provide an update on selling the property. Motion seconded & passed with a unanimous vote.
- 50. 2016 N JANNEY AVE** - Owner did not attend the Hearing. Motion to Penalize \$1500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 51. 1708 S JEFFERSON ST** - Owner did not attend the Hearing. Motion to Penalize \$3500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 52. 913 W KILGORE AVE** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 53. 1201 W KILGORE AVE** - Owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 54. 1305 E KIRK ST** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 55. 2202 S MANHATTAN AVE** - Owner was excused from the Hearing. Motion to set status hearing for Jan 12th to obtain a Building Permit & progress inspection. Motion seconded & passed with a unanimous vote.
- 56. 1207 S MEEKER AVE** - Owner attended the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
- 57. 608 W MEMORIAL DR** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 58. 2813 S MONROE ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to provide any updates on obtaining the deed. Motion seconded & passed with a unanimous vote.
- 59. 1200 S MULBERRY ST** - Owner and Contractor attended the Hearing. Motion to set status hearing for Dec 8th to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
- 60. 1200 ADJ S MULBERRY ST** - Owner and Contractor attended the Hearing. Motion to set status hearing for Jan 12th to provide rehab plans & timeline. Motion seconded & passed with a unanimous vote.
- 61. 3013 S PERSHING DR** - Owner was excused from the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
- 62. 618 E PINE ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to provide eviction information & status as well as plans for the property. Motion seconded & passed with a unanimous vote.

- 63. 1619 E PRINCETON AVE** - Owner attended the Hearing. Motion to set status hearing for Jan 12th to complete the demolition. Motion seconded & passed with a unanimous vote.
- 64. 1623 E PRINCETON AVE** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to complete the demolition. Motion seconded & passed with a unanimous vote.
- 65. 3213 S VINE ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to provide rehab plan, show progress & call for inspection. Motion seconded & passed with a unanimous vote.
- 66. 2119 N WATT AVE** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to continue cleaning the property & call for inspection. Motion seconded & passed with a unanimous vote.
- 67. 205 E WILLARD ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to obtain an inspection. Motion seconded & passed with a unanimous vote.
- 68. 2019 E WILLARD ST** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to complete the demolition. Motion seconded & passed with a unanimous vote.
- 69. 581 W WILSON AVE** - Owner was excused from the Hearing. Motion to set status hearing for Dec 8th to provide any updates of property ownership. Motion seconded & passed with a unanimous vote.
- 70. 585 W WILSON AVE** - Owner did not attend the Hearing. Motion to Penalize \$3000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.