

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: August 10th, 2023 at 2:00 PM

Members Present: Gretchen Cheeseman, Aaron Clark, Delaney Fritch

Staff Present: Cortney Walker, ~~Taylor Reed~~, Melinda Coffey, ~~Danny Hahn~~, Rebecca Moon, 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, August 10th, 2023 at 2:00 PM in the City Hall Auditorium of Muncie City Hall. Cortney Walker 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. **218 E 7TH ST** – The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set status hearing for Oct 12th to comply with the order. Motion seconded & passed with a unanimous vote.
2. **218 E 8th ST** – The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Oct 12th to properly notify the Tax Sale Buyer. Motion seconded & passed with a unanimous vote.
3. **1400 E 8th ST** – The owner did not attend the Hearing. Motion to Affirm the Demo Order, Place on the City's Noncompliance list for demolition. Motion seconded & passed with a unanimous vote.
4. **208 E 9th ST** – The land contract buyer attended the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Oct 12th to obtain a Rehab Inspection. Motion seconded & passed with a unanimous vote.
5. **2225 W 9th ST** – The owner attended the Hearing. Motion to Modify the Demo Order to Rehab Order & place on Administratively Enforcement to allow the owner to continue

working on the violations through the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.

6. **1404 W BETHEL AVE** – A Representative for the Property Manager attended the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
7. **721 S BURLINGTON DR** – The owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance & set status hearing for Sept 14th to comply with the order. Motion seconded & passed with a unanimous vote.
8. **2000 N COLSON DR** – A Representative for the Property Manager attended the Hearing. Motion to Affirm the Rehab Order, Status Hearing set for Sept 14th to provide update on getting the roof repaired. Motion seconded & passed with a unanimous vote.
9. **1212 N DR MARTIN LUTHER KING JR BLVD** – A Representative for the Property Manager attended the Hearing. Motion to Affirm the Demo Order & Place on Administratively Enforcement to allow the owner to continue working on the violations through the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.
10. **705 E DUNN AVE** – The owner attended the Hearing. Motion to Affirm the Trash Order, Status hearing set for Sept 14th to complete the property clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.
11. **2004 W EUCLID AVE** – The owner was excused from the Hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
12. **310 E GILBERT ST** – The owner attended the Hearing. Motion to Affirm the Trash Order & Place on Administratively Enforcement to allow the owner to continue working on the violations through the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.
13. **720 W HOWARD ST APT A-D** – The tenant attended the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Oct 12th to get any updates from the owner & tenant after the eviction hearing. Motion seconded & passed with a unanimous vote.
14. **1619 S JEFFERSON ST** – The owner did not attend the Hearing. Motion to Affirm the Demo Order, Release the Demo Order once a Demolition Permit is obtained. Motion seconded & passed with a unanimous vote.
15. **810 E KIRBY AVE** – The owner attended the Hearing. Motion to Affirm the Demo Order, Status hearing set for Oct 12th to allow the owner time to obtain an unsafe walk-through inspection. Motion seconded & passed with a unanimous vote.
16. **813 E KIRBY AVE** – The tenant represented the owner at the Hearing. Motion to Affirm the Trash Order, status hearing set for Sept 14th to allow the owner time to obtain a clean up inspection. Motion seconded & passed with a unanimous vote.
17. **816 E KIRBY AVE** – The tenant represented the owner at the Hearing. Motion to Affirm the Demo Order, status hearing set for Sept 14th to allow the owner time to obtain an unsafe walk-through inspection. Motion seconded & passed with a unanimous vote.
18. **810 E MAIN ST** – The owner attended the Hearing. Motion to Affirm the Rehab Order, status hearing set for Nov 9th to allow the owner time to make progress & obtain proper permits. Motion seconded & passed with a unanimous vote.
19. **2301 N MORRISON RD** – The owner was excused from the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.

20. **3704 N OAKWOOD AVE** – The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$1000 for noncompliance & set status hearing for Oct 12th to comply with the order. Motion seconded & passed with a unanimous vote.
21. **611 S PERSHING DR** – The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set status hearing for Oct 12th to comply with the order. Motion seconded & passed with a unanimous vote.
22. **2101 S PERSHING DR** – The owner was excused from the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
23. **1001 W WAYNE ST** – A Representative for the Property Manager attended the Hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
24. **1114 E WILLARD ST** – The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set status hearing for Oct 12th to comply with the order. Motion seconded & passed with a unanimous vote.
25. **2004 E YALE AVE** – The owner attended the Hearing. Motion to Affirm the Rehab & Trash Order, Status hearing set for Sept 14th to allow the owner time to obtain an unsafe walk-through inspection. Motion seconded & passed with a unanimous vote.
26. **1103 W 1ST ST** – The owner attended the Hearing. Motion to set status hearing for Oct 12th to provide update on getting the house demolished. Motion seconded & passed with a unanimous vote.
27. **125 W 8th ST** – The owner did not attend the Hearing. Motion to Penalize \$5000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
28. **213 W 8th ST** – The 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.
29. **601 W 8th ST** – A Representative for the Property Manager attended the Hearing. Motion to set status hearing for Sept 14th to allow the property manager to make sure proper permits are obtained. Motion seconded & passed with a unanimous vote.
30. **618 W 9th ST** – The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to complete the property clean up. Motion seconded & passed with a unanimous vote.
31. **320 E 9th ST** – A Representative for the Property Manager attended the Hearing. Motion to set status hearing for Sept 14th to allow the property manager time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
32. **415 W 9th ST** - The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to complete the property clean up. Motion seconded & passed with a unanimous vote.
33. **1500 W 9th ST** - The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to complete the property clean up. Motion seconded & passed with a unanimous vote.
34. **1705 W 9th ST** – The owner did not attend the Hearing. Status hearing set for Oct 12th to allow the City time to properly notify the new owner. Motion seconded & passed with a unanimous vote.
35. **1901 W 9th ST** - The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to complete the property clean up. Motion seconded & passed with a unanimous vote.

36. **1816 W 11th ST** – The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to continue working on the violations through the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.
37. **901 W 13th ST** – The owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
38. **1118 W 15th ST** – The 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.
39. **1100 W 17th ST** – The owner came to the Hearing but wasn't able to stay due to work conflicts. Motion to set status hearing for Sept 14th to allow the owner to complete the work to comply with the order & obtain an inspection. Motion seconded & passed with a unanimous vote.
40. **1312 W 17th ST** – The owner attended the Hearing. Motion to Release the Trash Order upon passing a final trash inspection. Motion seconded & passed with a unanimous vote.
41. **1924 W 17th ST** – The owner attended the Hearing. Motion to set the status hearing for Sept 14th to complete the property clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.
42. **1401 E 18th ST** – The owner was excused from the Hearing. Motion to set status hearing for Sept 14th to allow the owner time to provide contract with a contractor to make the repairs to the garage roof. Motion seconded & passed with a unanimous vote.
43. **1718 W ADAMS ST** – The owner's wife attended the Hearing. Motion to set status hearing for Oct 12th for the owner's contractor to start repair work on the residence and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
44. **1802 W ADAMS ST** - The owner's wife attended the Hearing. Motion to set status hearing for Oct 12th for the owner's contractor to start repair work on the residence and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
45. **601 N ALAMEDA DR** – A Representative for the Property Manager attended the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
46. **3305 W BETHEL AVE** – The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance. Motion seconded & passed with a unanimous vote.
47. **911 S BRADY ST** – The owner attended the Hearing. Motion to set status hearing for Oct 12th to allow the owner to obtain a walk-through inspection & provide any updates. Motion seconded & passed with a unanimous vote.
48. **1409 S BROTHERTON ST** – The owner was excused from the Hearing. Motion to Release the Rehab & Trash Order and Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
49. **1005 N CENTRAL AVE** – The 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.
50. **1513 E CROMER AVE** – The Tenant attended the Hearing. Motion to Penalize \$500 & Set status hearing for Sept 14th to allow the tenant to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
51. **1208 N DR MARTIN LUTHER KING JR BLVD** – The owner was excused from the Hearing. Motion to set the status hearing for Sept 14th for the owner to complete the demolition & clean-up. Motion seconded & passed with a unanimous vote.

52. **416 S ELLIOTT ST** – The owner did not attend the Hearing. Motion to set status hearing for Oct 12th to allow the owner to make the roof repairs & complete cleaning the property and obtain inspections. Motion seconded & passed with a unanimous vote.
53. **420 S ELLIOTT ST** – The owner did not attend the Hearing. Motion to set status hearing for Oct 12th to allow the owner to finish cleaning the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
54. **2409 S ELLIOTT ST** – The 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.
55. **1401 S FRANKLIN ST** – The owner was excused from the Hearing. Motion to set the status hearing for Oct 12th to allow the owner time to provide any updates on donating the property to MLB. Motion seconded & passed with a unanimous vote.
56. **1408 N GRANVILLE AVE** – The owner did not attend the Hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
57. **2714 S HACKLEY ST** – The owner was excused from the Hearing. Motion to Release the Demo Order & Civil Penalty. Motion seconded & passed with a unanimous vote.
58. **3801 N HARTFORD** – The owner was excused from the hearing. Motion to Release the Demo Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
59. **1706 S HIGH ST** – The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set status hearing for Oct 12th to become compliant with the order. Motion seconded & passed with a unanimous vote.
60. **2104 S HIGH ST** – The owner was excused from the Hearing. Motion to set status hearing for Sept 14th to allow the owner any updates on donating the property. Motion seconded & passed with a unanimous vote.
61. **2711 S HIGH ST** - The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to complete the property clean up. Motion seconded & passed with a unanimous vote.
62. **2817 S HIGH ST** – The owner did not attend the Hearing. Motion to Penalize \$1000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
63. **1524 E HIGHLAND AVE** – The 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.
64. **1809 E HIGHLAND AVE** – The 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.
65. **716 / 718 W HOWARD ST** – The owner was excused from the Hearing. Motion to Release the Rehab Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
66. **707 E JACKSON ST** – The 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.
67. **717 E JACKSON ST** – The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set the status hearing for Oct 12th to allow the owner to comply with the order. Motion seconded & passed with a unanimous vote.
68. **1219 W JACKSON ST** – A Representative for the property manager attended the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
69. **1305 W JACKSON ST** – A Representative for the property manager attended the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.

70. **5111 W JACKSON ST** – The owner attended the Hearing. Motion to set the status Hearing for Sept 14th to allow the owner time to obtain a clean-up inspection. Motion seconded & passed with a unanimous vote.
71. **1608 S JEFFERSON ST** – The owner was excused from the Hearing. Motion to set the status hearing for Sept 14th to allow the owner to hire a contractor & make the repairs to the residence. Motion seconded & passed with a unanimous vote.
72. **2023 S JEFFERSON ST** – The 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.
73. **1919 S LAZY CREEK DR** – The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
74. **905 S LIBERTY ST** – The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set status hearing for Sept 14th to allow the owner to become compliant with the trash order. Motion seconded & passed with a unanimous vote.
75. **2814 S LIBERTY ST** – The owner was excused from the Hearing. Motion to Release the Trash Order and the Civil Penalty. Motion seconded & passed with a unanimous vote.
76. **800 S MACEDONIA AVE** - The 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.
77. **807 S MACEDONIA AVE** - The 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.
78. **809 S MACEDONIA AVE** - The 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.
79. **918 E MAIN ST** – The owner attended the Hearing. Motion to set the status hearing for Sept 14th to allow the owner to obtain a progress inspection & show progress. Motion seconded & passed with a unanimous vote.
80. **2202 S MANHATTAN AVE** – The owner attended the Hearing. Motion to set status hearing for Sept 14th to allow the owner time to complete the demolition and obtain proper inspection. Motion seconded & passed with a unanimous vote.
81. **114 N MARTIN ST** – The owner was excused from the Hearing. Motion to Penalize \$2500 and set status hearing for Sept 14th to allow the owner time to provide updates on selling the property. Motion seconded & passed with a unanimous vote.
82. **225 E MEMORIAL DR** – The owner did not attend the Hearing. Motion to set the status hearing for Oct 12th to allow the owner time to provide a rehab plan & timeline. Motion seconded & passed with a unanimous vote.
83. **1200 ADJ S MULBERRY ST** – The owner did not attend the Hearing. Motion to Penalize \$5000 for noncompliance & set status hearing for Oct 12th to allow the owner time to provide their rehab plans & timeline to comply with the order. Motion seconded & passed with a unanimous vote.
84. **207 & 209 E NORTH ST** – The owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
85. **715 S PIERCE ST** – The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set status hearing for Oct 12th to allow the owner time to comply with the order. Motion seconded & passed with a unanimous vote.

- 86. 2406 E PRINCETON AVE** – The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office bringing the property up to code. Motion seconded & passed with a unanimous vote.
- 87. 2120 E PURDUE RD** – The owner did not attend the Hearing. Motion to Penalize \$1000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 88. 1900 N ROSEWOOD AVE** – The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office bringing the property up to code. Motion seconded & passed with a unanimous vote.
- 89. 1701 S WALNUT ST** – The owner did not attend the Hearing. Motion to Release the Garage from the Order and set status hearing for Oct 12th to allow the owner time to comply with the order or show progress. Motion seconded & passed with a unanimous vote.
- 90. 1805 S WALNUT ST** - The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office bringing the property up to code. Motion seconded & passed with a unanimous vote.
- 91. 3110 S WALNUT ST** – The owner attended the Hearing. Motion to set status hearing for Oct 12th to allow the owner time to obtain the building permit & make progress. Motion seconded & passed with a unanimous vote.
- 92. 2315 N WOLFE ST** – The owner did not attend the Hearing. Motion to Penalize \$3500 for noncompliance & set status hearing for Oct 12th to allow the owner time to comply with the order. Motion seconded & passed with a unanimous vote.
- 93. 2319 N WOLFE ST** – The new owner attended the Hearing. Motion to set status hearing for Sept 14th to allow the new owner time to obtain an unsafe walk-through with an inspector from the Building Commissioner's office. Motion seconded & passed with a unanimous vote.