

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

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

**Hearing Date:** June 10<sup>th</sup>, 2021 3:00 PM

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

**Members Absent:** Joseph Anderson

**Staff Present:** Steve Selvey, Cortney Walker and John Adams acting as Administrators. Bill Hughes as the City Attorney. Cortney Walker acting as Recording Secretary.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, June 10<sup>th</sup>, 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. **3733 W 8TH ST** - Owner was not present. Motion to affirm the trash & debris order. Impose \$3,000 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
2. **1605 E BUTLER ST** - Owner complied with the Rehab, Trash & Vehicle Order. Motion to release order. Seconded and motion passed with unanimous vote.
3. **700 BLK S COUNCIL ST** - Motion to affirm the demo order. Owner was not at hearing. Impose \$5000 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
4. **416 S ELLIOTT ST** - Motion to affirm the demo & trash & debris order. Owner was not present. Impose \$3,000 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.

5. **1704 E HINES ST** - Motion to affirm the demo order. Owner was present. Continued to July 8th hearing. Seconded and motion passed with unanimous vote.
6. **1201 E KIRBY AVE** - Motion to affirm the demo order. Owner was not present. Impose \$2500 for non-compliance & set status hearing to July 8th. Seconded and motion passed with unanimous vote.
7. **2707 S MONROE ST** - Owner complied with Demo order. Motion to release Demo Order. Seconded and motion passed with unanimous vote.
8. **1812 E PRINCETON AVE** - Motion to affirm the demo & trash & debris order. Owner was not at hearing. Impose \$3000 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
9. **1900 E PRINCETON AVE** - Motion to affirm the demo & trash & debris order. Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
10. **414 S PROUD ST** – Owner was present at hearing. Motion to affirm the demo order. Impose \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
11. **1911 E PURDUE RD** - Motion to affirm the demo & trash & debris order. Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
12. **207 N WALDEMER AVE** –Owner was present at hearing. Motion to Affirm Demo Order on Garage, Remove Demo Order on House. Status hearing set for August 12th. Seconded and motion passed with unanimous vote.
13. **1010 S WALNUT ST** - Owner complied with Trash & Vehicle order. Motion to release Trash & Vehicle Order. Seconded and motion passed with unanimous vote.
14. **612 W 5<sup>th</sup> ST** - Owner was not at hearing. Impose \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
15. **1004 E 8<sup>th</sup> ST** - Owner was not at hearing. Impose \$3500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
16. **1510 W 9<sup>th</sup> ST** - Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for August 12th. Seconded and motion passed with unanimous vote.
17. **1510 W 11<sup>th</sup> ST** - Owner was not at hearing. Impose \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
18. **1301 W 13<sup>th</sup> ST** - Owner was present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
19. **905 W 14<sup>th</sup> ST** - Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for August 12th. Seconded and motion passed with unanimous vote.
20. **1000 W 17<sup>TH</sup> ST** - Owner complied and motion to release demo order. Seconded and motion passed with unanimous vote.
21. **1901 1905 E 18<sup>TH</sup> ST** - Owner was not at hearing. Motion to release trash & debris. Impose \$2,500 for non-compliance and set status hearing for July 8th. Seconded and motion passed with unanimous vote.
22. **2103 E 18<sup>th</sup> ST** - New owner wasn't properly notified, set status hearing for July 8th. Seconded and motion passed with unanimous vote.

- 23. 1225 E 20<sup>th</sup> ST** - Owner was not at hearing. Impose \$3,000 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 24. 1601 E 21<sup>st</sup> ST** – Owner was present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
- 25. 1816 E 24<sup>th</sup> ST** – Owner was present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
- 26. 509 W ADAMS ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 27. 917 E ADAMS ST** - Owner was not at hearing. Impose \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
- 28. 305 E BERKLEY AVE** – Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 29. 511 S BROTHERTON ST** - Owner was not at hearing. Impose \$3500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
- 30. 613 W CHARLES ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 31. 119 121 N CHERRY ST** – Owner was present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
- 32. 2220 E CORNELL ST** - Owner complied with Demo order. Motion to release the Demo Order. Seconded and motion passed with unanimous vote.
- 33. 1419 S COUNCIL ST** - Owner was not at hearing. Impose \$3500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
- 34. 37 N DICKS ST** - Owner was represented by Prop. Mgr. Windows replaced needs progress inspection before July 8th Hearing. Seconded and motion passed with unanimous vote.
- 35. 2305 S EBRIGHT ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 36. 2317 S EBRIGHT ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 37. 2105 S ELM ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 38. 2312 N GLENWOOD AVE** – Owner was present at hearing. New owner to get progress inspection. Status hearing set for August 12th. Seconded and motion passed with unanimous vote.
- 39. 825 S GRANT ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.

- 40. 2411 S GRANT ST** - Owner was not present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
- 41. 1630 N GRANVILLE AVE** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 42. 309 W Harvard AVE** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 43. 2109 N HOLLYWOOD AVE** - Owner was not at hearing. Motion to modify to Rehab and Administratively enforce. Seconded and motion passed with unanimous vote.
- 44. 422 W HOWARD ST** - Owner was not present. Owner to call for progress insp. before July 8th hearing. Seconded and motion passed with unanimous vote.
- 45. 619 W HOWARD ST** – Tenants represented the property. Modified Demo-Condemed. Impose \$5000 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 46. 904 JACKSON ST / 907 E MAIN ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 47. 2000 N JANNEY AVE** - Owner was present at hearing. Owner to finish and obtain final inspection before September 9th hearing. Seconded and motion passed with unanimous vote.
- 48. 1312 S JEFFERSON ST** - Owner was not at hearing. Impose \$3,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 49. 2111 S JEFFERSON ST** - Owner was present at hearing, still needs to get stuff out-no fine for non-compliant, place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 50. 3090 ADJ W KILGORE AVE** - Owner complied to Demo order. Motion to release Demo Order. Seconded and motion passed with unanimous vote.
- 51. 818 E MAIN ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 52. 1018 E MAIN ST** - Owner was not present, health issues & needs additional time. Set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 53. 1218 E MAIN ST** - Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 54. 1904 E MEMORIAL DR** - Owner was not at hearing. Impose \$2500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 55. 900 S PENN ST** - Owner was not at hearing. Impose \$2,500 for non-compliance & place on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 56. 706 W POWERS ST** – Owner was present at hearing and told to get new B.P. Status hearing set for August 12th, Seconded and motion passed with unanimous vote.

- 57. 1903 E PURDUE RD** – Contract buyer moving out. Impose \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with unanimous vote.
- 58. 1812 N TILLOTSON AVE** – No one attended the hearing. Imposed \$3000 for non-compliance and placed on city's non-compliance list. Seconded and motion passed with unanimous vote.
- 59. 1509 W UNIVERSITY AVE** - Owner was represented at hearing, has contractor looking to do work. Status hearing set for July 8th. Seconded and motion passed with unanimous vote.
- 60. 1500 S WALNUT ST** - Owner was not at hearing. Trash & debris order released. Impose \$2500 for non-compliance & set status hearing for July 8th. Seconded and motion passed with unanimous vote.
- 61. 608 S WINDSOR ST** - Owner complied with Demo order. Motion to release Demo Order. Seconded and motion passed with unanimous vote.
- 62. 2018 E YALE AVE** - Owner was not present. No progress or permits. Status hearing set for July 8th hearing. Seconded and motion passed with unanimous vote.