

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: October 14th 2021 at 3:00 PM

Members Present: Aaron Clark, Gretchen Cheesman, Brad King

Staff Present: Cortney Walker, Steve Selvey, Melinda Coffey and Rebecca Moon 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, October 14th, 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. **1004 N BELLAIRE AVE** - Owner was present. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
2. **205 E 9TH ST** - Owner not was present. Motion to release the Demo & Trash Order & rescind the Civil Penalty. Seconded and motion passed with a unanimous vote.
3. **801 S ELLIOTT ST** - - Owner not was present. Motion to release the Demo & Trash Order & rescind the Civil Penalty. Seconded and motion passed with a unanimous vote.
4. **2529 S HOYT AVE** - Owner not was present. Motion to release the Demo & Trash Order & rescind the Civil Penalty. Seconded and motion passed with a unanimous vote.
5. **2917 S MONROE ST** - Owner not was present. Motion to release the Demo Order & rescind the Civil Penalty. Seconded and motion passed with a unanimous vote.
6. **416 E NORTH ST** - Owner was present. Motion to release the Rehab & Trash Order & rescind the Civil Penalty. Seconded and motion passed with a unanimous vote.

7. **1512 E Main St.** - Owner not was present. Motion to affirm the Demo & Trash Order & Penalize \$5000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
8. **2600 BLK E MEMORIAL** - Owner not was present. Motion to affirm the Demo Order & Penalize \$5000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
9. **1623 E 2ND ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
10. **2408 E 16th ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
11. **208 E COLUMBUS ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
12. **1106 W 18th ST** - Owner not was present. Penalize \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
13. **1208 N ELM ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
14. **2218 S JEFFERSON ST** - Owner not was present. Penalize \$3500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
15. **702 E KIRBY** - Owner not was present. Penalize \$500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
16. **1112 S MAY AVE** - Owner not was present. Penalize \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
17. **414 N MULBERRY ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
18. **301 E NORTH ST** - Owner not was present. Penalize \$3000 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
19. **113 N OHIO AVE** - Owner not was present. Place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
20. **2410 S WALNUT ST** - Owner not was present. Penalize \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
21. **403 E WILLARD ST** - Owner not was present. Penalize \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.

22. **803 W WILLARD ST** - Owner not was present. Penalize \$2500 for non-compliance & place on the City's Non-Compliance List. Seconded and motion passed with a unanimous vote.
23. **E CENTENNIAL AVE** - Owner not was present. Set status hearing for Jan 9th. Seconded and motion passed with a unanimous vote.
24. **1900 BLK N ELM ST** - Owner not was present. Set status hearing for Jan 9th. Seconded and motion passed with a unanimous vote.
25. **1950 N ELM ST** - Owner not was present. Set status hearing for Jan 9th. Seconded and motion passed with a unanimous vote.
26. **125 W 8th ST** - Owner was not present. Penalize \$150 for non-compliance & set status hearing for Nov 4th. Seconded and motion passed with a unanimous vote.
27. **908 BLAINE ST** - Owner was present. Owner to show progress before status hearing for Nov 4th. Seconded and motion passed with a unanimous vote.
28. **1301 S MONROE ST.** - Owner was not present. Fine \$100 for not obtaining prog. insp. Penalize \$3500 for non-compliance & set status hearing for Nov 4th. Seconded and motion passed with a unanimous vote.
29. **1004 N BRADY ST.** - Owner was present. Owner to provide proof of prog & timeline to become compliant. Status hearing for Nov 4th. Seconded and motion passed with a unanimous vote.
30. **215 E 21ST ST.** – Owner was not present. Motion to affirm the demo & trash order. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
31. **1204 / 1206 W BETHEL AVE** - Owner was present. Motion to affirm the rehab order. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
32. **401 N CLAYPOOL RD** - Owner was present. Motion to affirm the trash order. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
33. **523 S COUNCIL ST** - Owner was represented. Motion to affirm the demo order. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
34. **1508 E DARTMOUTH AVE** - Owner was not present. Motion to affirm the demo order. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
35. **2000 BLK E HARVARD AVE** - Owner was not present. Motion to affirm the trash order. Penalize \$500 for non-compliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
36. **2101 E HARVARD AVE** - Owner was not present. Motion to affirm the trash order. Penalize \$500 for non-compliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
37. **1415 E HIGHLAND AVE** - Owner was represented. Motion to affirm the rehab & trash order. Penalize \$500 for non-compliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
38. **205 E WILLARD** - Owner was present. Motion to affirm the demo order. Ordered to provide plans & timeline to become compliant. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
39. **503 WINDSOR ST** - Owner was not present. Motion to affirm the demo order. Penalized \$2,500 for noncompliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.

- 40. 601 S WINDSOR ST** - Owner was present. Motion to affirm the demo order.
Ordered to obtain a progress inspection. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 41. 1510 W 9TH ST** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 42. 1301 W 13TH ST** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 43. 1007 N PENN ST** - Owner was present. Motion to affirm the demo & trash order.
Order to obtain a progress inspection. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 44. 229 N PERSHING DR** - Owner was not present. Motion to affirm the demo & trash order. Penalized \$3,000 for noncompliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 45. 3213 S VINE ST** - Owner was not present. Motion to affirm the demo & trash order. Ordered to provide plans to become compliant. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 46. 3213 ½ S VINE ST** - Owner was not present. Motion to affirm the demo & trash order. Penalized \$1,500 for noncompliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 47. 426 W HOWARD ST** - Owner was not present. Motion to affirm the demo order. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 48. 619 W HOWARD ST** - Owner was represented. Motion to affirm the demo order. Ordered to obtain progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 49. 3907 E JACKSON ST #16** - Owner was not present. Motion to affirm the rehab order. Penalized \$2,500 for noncompliance. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 50. 701 N JEFFERSON ST** - Owner was not present. Motion to affirm the demo order. Penalized \$2,500 for noncompliance. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 51. 1817 W MEMORIAL DR** - Owner was not present. Motion to affirm the demo order. Penalized \$2,500 for noncompliance. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 52. 300 E NORTH ST** - Owner was present. Motion to affirm the rehab order. Penalized Order to obtain a progress inspection. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 53. 416 S ELLIOTT ST** - Owner was present. Owner brought pics and complied with order. Motion to release the Rehab Order. Seconded and motion passed with a unanimous vote.
- 54. 1601 E 21st ST** - Owner was not present. Order to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 55. 800 S CELIA AVE** - Owner was present. Ordered to provide plans to become compliant & call for insp. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 56. 311 S COUNCIL ST** - Owner was not present. Penalize \$3500 for non-compliance & set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.

- 57. 518 S COUNCIL ST** - Owner was not present. Set status hearing for Dec 9th.
Seconded and motion passed with a unanimous vote.
- 58. 108 E DARTMOUTH AVE** - Owner was not present. Set status hearing for Nov 4th.
Seconded and motion passed with a unanimous vote.
- 59. 3100 N BUCKLES ST** - Owner was not present. Set status hearing for Nov 4th.
Seconded and motion passed with a unanimous vote.
- 60. 305 E BERKLEY AVE** - Owner was present. Set status hearing for Nov 4th.
Seconded and motion passed with a unanimous vote.
- 61. 2000 N ELM ST** - Owner was not present. Set status hearing for Jan 13th to have a contract with a contractor to make repairs & making progress. Seconded and motion passed with a unanimous vote.
- 62. 2908 S GRANT** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 63. 413 W HARVARD AVE** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 64. 1704 E HINES ST** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 65. 500 W HOWARD ST** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 66. 1507 E JACKSON ST** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 67. 2000 N JANNEY AVE** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Nov 4th. Seconded and motion passed with unanimous vote.
- 68. 1600 N SHIREY RD** - Owner was not present. Ordered to complete demolition & call for final inspection. Status hearing set for Nov 4th. Seconded and motion passed with a unanimous vote.
- 69. 2809 S JEFFERSON ST** - Owner not was present. Ordered to finish cleaning up debris from porch removal & call for final inspection. Status hearing set for Nov 4th. Seconded and motion passed with a unanimous vote.
- 70. 703 S LUICK AVE** - Owner was present. Complete demolition & call for final inspection. Status hearing set for Nov 4th. Seconded and motion passed with a unanimous vote.
- 71. 818 E MAIN ST** - No Action was taken.
- 72. 300 & 302 N MONROE ST** - Owner was not present. Motioned to Administratively Enforced. Seconded and motion passed with a unanimous vote.
- 73. 2305 S PORT AVE** - Owner was not present. Ordered to complete demolition & call for final inspection. Status hearing set for Dec 9th. Seconded and motion passed with a unanimous vote.
- 74. 420 S PROUD ST** - Owner was not present. Penalized \$2,500 for noncompliance. Status hearing set for Dec 9th. Seconded and motion passed with a unanimous vote.
- 75. 1509 W UNIVERSITY AVE** - Owner was not present. Ordered to provide plans from Engineer to become compliant. Status hearing set for Nov 4th. Seconded and motion passed with a unanimous vote.

- 76. 1500 S WALNUT ST** - Owner was not present. Motioned to be Administratively Enforced. Seconded and motion passed with a unanimous vote.
- 77. 573 W WILSON AVE** - Owner was not present. Ordered to make progress & obtain inspection. Status hearing set for Dec 9th. Seconded and motion passed with a unanimous vote.
- 78. 2213 S PENN ST** - Owner was present. Ordered to obtain to obtain progress inspection. Status hearing set for Nov 4th. Seconded and motion passed with a unanimous vote.
- 79. 1616 S PENN ST** - Owner was present. Ordered to obtain to obtain progress inspection. Status hearing set for Dec 9th. Seconded and motion passed with a unanimous vote.
- 80. 413 W HARVARD AVE** - Owner was present. Ordered to obtain a progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 81. 619 W HOWARD ST** - Owner was represented. Motion to affirm the demo order. Ordered to obtain progress inspection. Set status hearing for Dec 9th. Seconded and motion passed with unanimous vote.
- 82. 1816 E 24TH ST** - Owner was present. Ordered to have a plumber obtain a plumbing permit & call for a progress inspection Status hearing set for Dec 9th. Seconded and motion passed with a unanimous vote.