

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: November 4th 2021 at 3:00 PM

Members Present: Gretchen Cheesman, Brad King, Zane Bishop

Staff Present: Cortney Walker, 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, November 4th, 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. **812 E 1st ST** - Owner was not at the hearing. Motion to affirm the Demo Order. Penalize \$5000 for non-compliance & place on the City's Demo list. Seconded and motion passed with a unanimous vote.
2. **1103 E 7TH ST** - Owner was not at the hearing. Motion to affirm the Demo Order. Owner ordered to provide plans to become compliant & call for Insp. Status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
3. **412 E 9TH ST** - Owner was not at the hearing. Motion to affirm the Trash Order. Owner ordered to provide progress & call for Insp., Penalize \$500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
4. **711 W 10TH ST** - Owner was not at the hearing. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. Penalize \$3000 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.

5. **1511 W 14TH ST** - Owner was not at the hearing. Motion to affirm the Rehab & Trash Order. Owner ordered to provide progress & call for Insp., status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
6. **1404 W 16TH ST** - Owner was at the hearing. Motion to affirm the Demo & Trash Order. Owner ordered to get contractor & obtain DM Permit before Dec 9th, 2021 hearing. Seconded and motion passed with a unanimous vote.
7. **1401 E 18th ST** - Owner was present. Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
8. **1508 E 20th ST** - Owner was present. Motion to affirm the Trash Order. Owner ordered to call for Insp. & status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
9. **601 E 29th ST** - Owner was not present. Motion to affirm the Rehab & Trash Order. Owner ordered to call for Insp. Penalize \$4000 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
10. **601 N ALAMEDA DR** - Owner not present. Motion to release Trash Order. Seconded and motion passed with a unanimous vote.
11. **2215 S BIRCH ST** - Owner was not at the hearing. Motion to affirm the Demo & Trash Order. Owner ordered to provide progress & call for Insp. Penalize \$3000 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
12. **1005 N CENTRAL AVE** - Owner was not at the hearing. Motion to affirm the Rehab & Trash Order. Penalize \$5000 for noncompliance & put on taxes for clean-up & place on City's noncompliance list.. Seconded and motion passed with a unanimous vote.
13. **3801 N HARTFORD** - Owner was not present. Motion to affirm the Demo & Trash Order. Owner ordered to call for Insp. Penalize \$3500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
14. **1403 E HINES ST** - Owner was not present. Motion to affirm the Demo Order. Owner ordered to provide plans to become compliant & call for Insp. Status hearing set for February 10th, 2022. Seconded and motion passed with a unanimous vote.
15. **1405 E HINES ST** - Owner was not present. Motion to affirm the Demo Order. Owner ordered to provide plans to become compliant & call for Insp. Status hearing set for February 10th, 2022. Seconded and motion passed with a unanimous vote.
16. **1524 E HINES ST** - Owner was not at the hearing. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. Penalize \$2500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
17. **1603 E HINES ST** - Owner was not at the hearing. Motion to affirm the Trash Order. Owner ordered to provide progress & call for Insp. Penalize \$500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
18. **1404 S HOYT AVE** - Owner was not at the hearing. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. Penalize \$2500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.

- 19. 610 W JACKSON ST** - Owner was not at the hearing. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. Penalize \$3000 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 20. 710 W KILGORE AVE** - Owner was not at the hearing. Motion to affirm the Rehab Order. Owner ordered to provide progress & call for Insp. Penalize \$2500 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 21. 1006 LELAND AVE** - Owner was present. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. before status hearing January 13th, 2022. Seconded and motion passed with a unanimous vote.
- 22. 2813 S MONROE ST** - Owner was not present. Motion to affirm the Demo Order. Owner ordered to provide progress & call for Insp. Penalize \$4000 for noncompliance, status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 23. 401 N MONROE ST** - Owner not present. Motion to release Rehab Order. Seconded and motion passed with a unanimous vote.
- 24. 117 N OHIO AVE** - Owner was not at the hearing. Motion to affirm the Demo & Trash Order. Owner ordered to provide progress & call for Insp. before hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 25. 1725 E YALE AVE** - Owner was not at the hearing. Motion to affirm the Demo & Trash Order. Owner ordered to provide progress & call for Insp. before hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 26. 712 W 5th ST** - Contractor showed. Fined &100 for no insp. no other action taken because case is expiring soon. Seconded and motion passed with a unanimous vote.
- 27. 125 W 8th ST** - Property Manager was at hearing. Owner ordered to provide progress & call for Insp. before status hearing December 9th, 2021. Seconded and motion passed with a unanimous vote.
- 28. 916 W 11th ST** - Owner was at hearing. Motion to modify to Rehab & Admin. Enforce. Seconded and motion passed with a unanimous vote.
- 29. 905 W 14TH ST** - Owner was not present. Owner ordered to provide plans & call for Insp. Fine \$100 for not obtaining insp. & penalize \$2500 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
- 30. 1901 1905 E 18TH ST** – Owner was present. Motion to release Demo & trash Order and rescind CP. Seconded and motion passed with a unanimous vote.
- 31. 2104 E 19TH ST** – Owner was represented. Owner ordered to provide person hired to do clean- up & obtain prog. Insp. before Jan 13th 2022, hearing. Seconded and motion passed with a unanimous vote.
- 32. 215 E 21 ST** – Owner was not at hearing. Owner ordered to call for final insp before Jan 13th hearing. Seconded and motion passed with a unanimous vote.
- 33. 1204 / 1206 W BETHEL AVE** – Property Manager was at hearing. Ordered to provide BLDG Comm w/updates from engineer to repair balcony & call before Jan 13th, 2022 status hearing. Seconded and motion passed with a unanimous vote.
- 34. 305 E BERKLEY** – Owner was not present. Motion to release Rehab Order and rescind CP. Seconded and motion passed with a unanimous vote.

35. **908 S BLAINE ST** – Owner was present. Owner ordered to call for insp & keep everything off neighbor's prop. Status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
36. **1004 N BRADY ST** – Property Manager was at hearing. Ordered to continue to make prog & call for insp before Dec 9th 2021 Hearing. Seconded and motion passed with a unanimous vote.
37. **3100 N BUCKLES ST** – Owner not present. Owner ordered to call for final demo insp before Dec 9th 2021 Hearing. Seconded and motion passed with a unanimous vote.
38. **1110 S BURLINGTON DR** – Property Manager was at hearing. Ordered to obtain demo & bldg permits for trailers removed & brought back in and call for insp before Feb 10th, 2022 Hearing. Seconded and motion passed with a unanimous vote.
39. **1917 E CORNELL AVE** – Owner was not present. Motion to release Demo & trash Order and rescind CP. Seconded and motion passed with a unanimous vote.
40. **523 S COUNCIL ST** – Owner was not present. Owner ordered to provide plans & call for Insp. Fine \$100 for not obtaining insp. & penalize \$2500 for noncompliance & set status hearing for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
41. **108 E DARTMOUTH AVE** – Owner was not present. Motion to release Demo & trash Order and rescind CP. upon seed & straw the prop. Seconded and motion passed with a unanimous vote.
42. **1508 E DARTMOUTH AVE** – Owner was not present. Owner ordered to provide plans & call for Insp. Penalize \$2500 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
43. **1725 S FRANKLIN ST** – Owner was present. Motion to release Demo Order. Seconded and motion passed with a unanimous vote.
44. **4010 N GLENWOOD AVE** - Owner was not present. Owner ordered to provide plans & call for Insp. Fine \$100 for not obtaining insp. & penalize \$2500 for noncompliance & set status hearing for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
45. **2411 S GRANT ST** – Owner was not present. Owner ordered to provide plans to complete rehab & call for prog insp. Status hearing set for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
46. **2000 BLK E HARVARD AVE** – Owner was not present. Owner ordered to have prop cleaned & call for Insp. Penalize \$500 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
47. **2101 E HARVARD AVE** – Owner was not present. Owner ordered to have prop cleaned & call for Insp. Penalize \$500 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
48. **1415 E HIGHLAND AVE** – Owner was represented. Owner ordered to provide plans to become compliant & call for insp. before Dec 9th Hearing. Seconded and motion passed with a unanimous vote.
49. **422 W HOWARD ST** – Owner was not present. Motion to modify to rehab order and owner ordered to pay for BP & provide progress. Seconded and motion passed with a unanimous vote.

- 50. 500 W HOWARD ST** – Owner was not present. Motion to Administratively Enforce. Seconded and motion passed with a unanimous vote.
- 51. 1205 S HOYT AVE** – Owner was not present. Owner ordered to provide prog & plans to continue. Penalize \$2500 and set status Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 52. 2000 N JANNEY AVE** – Owner was not present. Motion to release the Rehab Order upon payment of \$100 fine. Seconded and motion passed with a unanimous vote.
- 53. 625 N JEFFERSON ST** – Owner was not present. Owner ordered to provide plans & call for insp. Fine \$100 for not providing plans. Penalize \$3000 and set status Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 54. 2023 S JEFFERSON ST** – Owner was present. Ordered to clean prop & call for insp. Status hearing set for Dec 9th 2021. Seconded and motion passed with a unanimous vote.
- 55. 2809 S JEFFERSTON ST** – Owner was not present. Motion to release the Demo Order. Seconded and motion passed with a unanimous vote.
- 56. 800 S LIBERTY ST** – Owner was not present. Motion to modify to Rehab Order, Affirm Rehab & Administratively Enforce. Seconded and motion passed with a unanimous vote.
- 57. 703 S LUICK AVE** - Owner was present and was ordered to complete demo & obtain final insp before Dec 9th hearing Seconded and motion passed with a unanimous vote.
- 58. 727 S LUICK AVE** – Owner was present and was ordered to complete demo & obtain final insp before Dec 9th hearing Seconded and motion passed with a unanimous vote.
- 59. 1018 E MAIN ST** - Owner was not present. Owner ordered to provide plans & call for insp. Fine \$100 for not providing plans. Penalize \$2500 and set status Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 60. 1218 E MAIN ST** - Owner was not present. Owner ordered to provide plans & call for insp. and set status Hearing for Dec 9th, 2021. Seconded and motion passed with a unanimous vote.
- 61. 1817 W MEMORIAL DR** – Owner was not present. Owner ordered to provide plans & call for progress Insp. Penalize \$2500 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
- 62. 1301 S MONROE ST** – Owner was present. Motion to release Demo Order & rescind the CP's upon paying \$100 fine. Seconded and motion passed with a unanimous vote.
- 63. 414 N MULBERRY ST** - Owner was not present. Owner ordered to exterminate & clean house. Status date set for Dec 9th. Seconded and motion passed with a unanimous vote.
- 64. 2804 S MULBERRY ST** - Owner was not present. Owner ordered to complete Demo & call for final insp. Status hearing set for Dec 9th 2021. Seconded and motion passed with a unanimous vote.
- 65. 300 E NORTH ST** - Owner was present. Owner Fined \$100 for not obtaining insp. & ordered to call for walk-thru insp to identify what needs brought up to code before Jan 13th Hearing. Seconded and motion passed with a unanimous vote

66. **1007 N PENN ST** - Owner was not present. Owner fined \$100 for not obtaining insp. & ordered to provide plans to become compliant & call for insp. Penalize \$3000 for noncompliance and set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote
67. **2213 S PENN ST** - Owner was present, in process of selling to Clemmons Prop, continue to Dec 9th to update new owner infor. Seconded and motion passed with a unanimous vote.
68. **229 N PERSHING DR** - Owner was not present. Penalize \$3000 for noncompliance & place on City's noncompliance list. Seconded and motion passed with a unanimous vote.
69. **916&916 ½ S PERSHING DR** - Owner was not present. Fine \$100 for not obtaining insp. Ordered to provide plans to become compliant & call for insp. Penalize \$3000 for noncompliance & set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.
70. **1200 S PERSHING DR** - Owner & contractor showed. Ordered to finish cleaning yard, obtain walk-thru insp to identify violations to bring up to code before Dec 9th hearing. Seconded and motion passed with a unanimous vote.
71. **2205 W SHERMAN DR** – Owner was present. Owner to provide results of Divorce Court at Jan 13th, 2022 Hearing. Seconded & motion passed with unanimous vote.
72. **1600 N SHIREY RD** - Owner was not present. Motion to release Demo & Trash Order & Rescind the CP. upon seed & straw the prop. Seconded and motion passed with a unanimous vote.
73. **1509 W UNIVERSITY AVE** - Owner was not present. Order to set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.
74. **3213 S VINE ST** - Owner was not present. Order to provide plans & timeline to become compliant and set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.
75. **3213 ½ S VINE ST** - Owner was not present. Penalize \$1500 for noncompliance & place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.
76. **205 E WILLARD ST** - Owner was not present. Order to provide infor in regards to scope of work of rehabing & call for walk-thru. Penalize \$2500 for noncompliance & set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.
77. **503 S WINDSOR ST** - Owner was not present. Penalize \$2500 for noncompliance & place on City's Noncompliance List. Seconded and motion passed with a unanimous vote.
78. **601 S WINDSOR ST** - Owner was not present. Order to continue progress and call for progress insp before Jan 13th, 2022 hearing. Seconded and motion passed with a unanimous vote.
79. **2018 E YALE AVE** - Owner was not present. Order to provide time needed to complete rehab & call for prog insp., Set status hearing for Dec 9th. Seconded and motion passed with a unanimous vote.