

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: July 9th, 2020 3:00 PM

Members Present: John Lee, Aaron Clark, Gretchen Cheesman, Brad King

Members Absent: Joseph Anderson

Staff Present: Steve Selvey & Cortney Walker, Administrators, Kathy Carey Recording Secretary, and Bill Hughes, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, July 9th, 2020 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. **1227 W 1st St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
2. **1623 E 2nd St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
3. **712 W 5th St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
4. **1305 E 5th St.**- Owner was present. No action was taken due to order being expired. Seconded and Motion passed with a unanimous vote.

5. **1502 W 6th St.**- Owner was present. Owner was ordered to provide plans to become compliant before the next hearing. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
6. **711 E 8th St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
7. **1306 E 8th St.**- Owner was present. Owner was ordered to obtain an inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
8. **1414 E 8th St.**- No one showed for the property. Owner was ordered to complete the property clean up and obtain an inspection before the next hearing. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
9. **306 E 9th St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
10. **805 W 10th St.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
11. **914 W 10th St.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
12. **1512 W 10th St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
13. **1916 W 10th St.**- No one showed for the property. Continued 30 days to Aug 13th to complete the demolition. Seconded and Motion passed with a unanimous vote.
14. **216 E 13th St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
15. **1011 W 13th St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
16. **2235 E 14th St.**- New owner as of 5/28/2020. Continued to Sept 10th to notify the new owner. Seconded and Motion passed with a unanimous vote.
17. **1439 / 1441 W 16th St.**- Motion to Release the Rehab Order. Seconded and Motion passed with a unanimous vote.
18. **1821 W 17th St.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
19. **1106 W 18th St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
20. **2303 E 22nd St.**- Owner was present. Owner was ordered to obtain a final clean-up inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with unanimous vote.
21. **1406 E 24th St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.

22. **2501 E 26th St.**- No one showed for the property. Imposed a \$1,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
23. **1516 E Andover Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
24. **2303 S Beacon St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
25. **1004 N Bellaire Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
26. **107 Blk N Biltmore Ave.**- No one showed for the property. Continued 60 days to Sept 10th to complete the demolition. Seconded and Motion passed with a unanimous vote.
27. **1511 S Biltmore Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
28. **2107 S Biltmore Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
29. **2113 S Biltmore Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
30. **2415 N Brady St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
31. **511 S Brotherton St.**- No one showed for the property. Imposed a \$3,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
32. **625 S Brotherton St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
33. **3100 N Buckles St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
34. **1110 S Burlington Dr.**- No one showed for the property. Imposed a \$5,000 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
35. **310 S Cherry St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
36. **208 E Columbus St.**- No one showed for the property. Imposed a \$4,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
37. **601 S Council St.**- No one showed for the property. Property was in the July Deed Sale. Continued 60 days to Sept 10th. Seconded and Motion passed with unanimous vote.

38. **700 Blk S Council St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
39. **1415 S Council St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
40. **608 W Cromer Ave.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
41. **703 N Delawanda Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
42. **414 S Elliott St.**- No one showed for the property. Property sold to MRC. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
43. **805 N Elm St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
44. **1950, 1250, 1900, 2000 Blk N Elm, E Centennial.** - Owner was present. Owner was ordered to provide a plan or make progress before the next hearing. Continued 90 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
45. **2201 ½ S Elm St.**- No one showed for the property. Continued 60 days to Sept 10th Hearing to continue progress on the Rehab. Seconded and Motion passed with a unanimous vote.
46. **2800 N Elm St.**- Motion to Release the Trash Order & Rescind the \$500 Civil Penalty. Seconded and Motion passed with a unanimous vote.
47. **3213 W Fern St.**- Motion to Release the Demo & Rehab Order. Seconded and Motion passed with a unanimous vote.
48. **3907 N Franklin St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a final inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
49. **2217 N Garnet Ave.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
50. **1806 S Gharkey St.**- New owner as of 6/3/2020. Continued to Sept 10th to notify the new owner. Seconded and Motion passed with a unanimous vote.
51. **1709 W Glennelyn Dr.**- Motion to Release the Trash Order & Rescind the \$500 Civil Penalty. Seconded and Motion passed with a unanimous vote.
52. **818 S Grant St.**- No one showed for the property. Continued 60 days to Sept 10th Hearing to continue progress on the Rehab. Seconded and Motion passed with a unanimous vote.
53. **1408 N Granville Ave.**- Motion to Release the Trash Order & Rescind the \$3,000 Civil Penalty. Seconded and Motion passed with a unanimous vote.
54. **2710 S Hackley St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
55. **2317 E Harvard Ave.**- Motion to Release the Trash Order. Seconded and Motion passed with a unanimous vote.
56. **1908 S High St.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.

57. **1606 E Hines St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
58. **1620 E Hines St.**- Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
59. **2004 W Jackson St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
60. **2223 S Jefferson St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
61. **2401 S Jefferson St.**- No one showed for the property. Imposed a \$3,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
62. **1624 S Jersey Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
63. **1319 W Kilgore Ave.**- No one showed for the property. Property was in the July Deed Sale. Continued 60 days to Sept 10th. Seconded and Motion passed with unanimous vote.
64. **1315 E Kirby Ave.**- No one showed for the property. Property was in the July Deed Sale. Continued 60 days to Sept 10th. Seconded and Motion passed with unanimous vote.
65. **1305 E Kirk St.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
66. **932 N Leland Ave.**- No one showed for the property. Property was in the July Deed Sale. Continued 60 days to Sept 10th. Seconded and Motion passed with unanimous vote.
67. **1005 N Leland Ave.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
68. **2810 S Liberty St.**- Owner was present. Continued 30 days to Aug 13th to send the new owner the order information. Seconded and Motion passed with a unanimous vote.
69. **907 S Macedonia Ave.**- Motion to Release the Rehab & Trash Order & Rescind the \$2,500 Civil Penalty. Seconded and Motion passed with a unanimous vote.
70. **1704 N Macedonia Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
71. **2206 N Macedonia Ave.**- Motion to Release the Demo & Trash Order & Rescind the \$3,000 Civil Penalty. Seconded and Motion passed with a unanimous vote.
72. **3009 S Madison St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Sept 10th Hearing. Seconded and Motion passed with a unanimous vote.
73. **524 W Main St.**- No one showed for the property. Imposed a \$3,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
74. **923 W Main St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.

75. **1328 E Main St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
76. **321 N Manhattan Ave.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
77. **2013 S Manhattan Ave.**- No one showed for the property. Imposed a \$1,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
78. **312 N Manngrove Ln.**- New owner as of 5/29/2020. Continued to Sept 10th to notify the new owner. Seconded and Motion passed with a unanimous vote.
79. **3611 E Manor St.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
80. **2007 S May Ave.**- Owner was present. No progress has been made since last year. Ordered to obtain progress inspection before the next hearing. Continued 90 days to Oct 8th. Seconded and Motion passed with a unanimous vote.
81. **2016 E Memorial St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
82. **2812 N Milton St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
83. **300 & 302 N Monroe St.**- Owner was present. Owner was ordered to get insurance agency to provide plans for getting the porch repaired. Continued 90 days to Oct 8th. Seconded and Motion passed with unanimous vote.
84. **2205 S Mulberry St.**- No one showed for the property. Imposed a \$500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
85. **2208 S Mulberry St.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
86. **2213 S Mulberry St.**- New owner as of 6/2/2020. Continued to Sept 10th to notify the new owner. Seconded and Motion passed with a unanimous vote.
87. **1705 N New York Ave.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
88. **1713 N New York Ave.**- No one showed for the property. Imposed a \$2,500 Civil Penalty for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
89. **117 N Ohio Ave.**- No one showed for the property. Imposed a \$3,000 Civil Penalty for non-compliance. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
90. **2713 & 2715 N Pauline Ave.**- Motion to Release the Demo Order. Seconded and Motion passed with a unanimous vote.
91. **903 S Pershing Dr.**- No one showed for the property. Ordered to obtain a final inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.

92. **621 E Pine St.**- Motion to Release the Rehab & Trash Order & Rescind the \$2,500 Civil Penalty. Seconded and Motion passed with a unanimous vote.
93. **706 W Powers St.**- Owner was present. Owner was ordered to provide the court ordered to Administration before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
94. **2306 E Princeton Ave.**- No one showed for the property. Continued 60 days to Sept 10th to continue rehab work. Seconded and Motion passed with a unanimous vote.
95. **1900 N Rosewood Ave.**- Neighbor appeared to lodge a complaint about the condition of the property. Imposed a \$2,500 for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
96. **1200 S Tennessee Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 30 days to Aug 13th Hearing. Seconded and Motion passed with a unanimous vote.
97. **4309 N Tillotson Ave.**- Owner was present. Owner was ordered to obtain a final inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
98. **800 N Turner St.**- No one showed for the property. Property sold to MRC. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
99. **111 S Vine St / 621 E Main St.**- Representative was present on behalf of the owner. Representative was ordered to obtain a Electrical, Plumbing and Rehab progress inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
100. **234 N Vine St.**- No one showed for the property. Imposed a \$2,500 for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
101. **2113 S Vine St.**- No one showed for the property. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
102. **2410 S Walnut St.**- No one showed for the property. Imposed a \$2,500 for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
103. **2707 S Walnut St.**- No one showed for the property. Imposed a \$3,000 for non-compliance. Continued 60 days to Sept 10th. Seconded and Motion passed with a unanimous vote.
104. **2217 N Watt Ave.**- Owner was present. Owner was ordered to obtain a final inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
105. **2304 N Watt Ave.**- Owner was present. Owner was ordered to obtain a final inspection before the next hearing. Continued 30 days to Aug 13th. Seconded and Motion passed with a unanimous vote.
106. **562 W Wilson Ave.**- No one showed for the property. Placed on the City's Non-Compliance list. Seconded and Motion passed with a unanimous vote.
107. **605 E Wysor St.**- No one showed for the property. No action was taken due to the order being expired. Seconded and Motion passed with a unanimous vote.
108. **1901 E Yale Ave.**- No one showed for the property. Property was in the July Deed Sale. Continued 60 days to Sept 10th. Seconded and Motion passed with unanimous vote.
109. **2219 E Yale Ave.**- Owner was present. Owner was ordered to obtain a progress inspection before the next hearing. Continued 60 days to Sept 10th Hearing. Seconded and Motion passed with a unanimous vote.