

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

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

**Hearing Date:** March 9<sup>th</sup>, 2023 at 2:00 PM

**Members Present:** Aaron Clark, Brad King, Gretchen Cheeseman, John Lee

**Staff Present:** Cortney Walker, Melinda Coffey, Rebecca Moon, Taylor Reed and Robert Jessee 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, March 9<sup>th</sup>, 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. **1520 W 5<sup>TH</sup> ST** - Owner was represented by Property Manager - Asher Union. Motion to Affirm the Partial Demo Order, Release Partial Demo Order. Motion seconded & passed with a unanimous vote.
2. **114 E 8<sup>TH</sup> ST** - Owner was excused from the Hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
3. **1409 W 10<sup>TH</sup> St** - Owner was excused from the Hearing. Motion to Affirm the Demo & Trash Order, Set status hearing for April 13th to provide a rehab plan & timeline. Motion seconded & passed with a unanimous vote.
4. **1816 W 11<sup>TH</sup> ST** - Owner attended the Hearing. Motion to Affirm the Rehab Order, Set status hearing for May 11th to provide rehab plans & timeline. Motion seconded & passed with a unanimous vote,
5. **2408 E 16<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$5000 for noncompliance and place on the City's Noncompliance list.

6. **1110 W 18<sup>th</sup> ST** - Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$3000 for noncompliance, Set status hearing for April 13th to become compliant. Motion seconded & passed with a unanimous vote.
7. **1112 W 18<sup>th</sup> ST** - Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$3000 for noncompliance, Set status hearing for April 13th to become compliant. Motion seconded & passed with a unanimous vote.
8. **1901 1905 E 18<sup>th</sup> ST** - Owner was excused from the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
9. **1603 S BILTMORE AVE** - Owner was excused from the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
10. **1610 S BILTMORE AVE** - Owner was excused from the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
11. **802 W CHARLES ST** - Owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalized \$500 for noncompliance, Set status hearing for April 13th to clean up the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
12. **2005 S MANHATTAN AVE** - Owner was excused from the Hearing. Motion to Affirm the Demo Order, Set status hearing for May 11th hearing to complete demolition. Motion seconded & passed with a unanimous vote.
13. **2007 S MAY AVE** - Owner was excused from the Hearing. Motion to Affirm the Demo Order, Place on the City's Noncompliance list for the City to demolish the unsafe structure. Motion seconded & passed with a unanimous vote.
14. **1300 E MEMORIAL DR** - Owner attended the Hearing. Motion to Affirm the Demo Order, Set status hearing for April 13th to obtain an inspection with Community Development and follow up with any contractors. Motion seconded & passed with a unanimous vote.
15. **816 N NEW YORK AVE** - Owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance, Set status hearing for April 13th to become compliant. Motion seconded & passed with a unanimous vote.
16. **616 E PINE ST** - Owner did not attend the Hearing, Neighbor attended the hearing with concerns. Motion to Affirm the Vehicle Removal Order, Penalized \$1000 for noncompliance, Set status hearing for April 13th to removed vehicles. Motion seconded & passed with a unanimous vote.
17. **2312 E PURDUE RD** - Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$3000 for noncompliance, Set status hearing for April 13th to become compliant. Motion seconded & passed with a unanimous vote.
18. **2320 E PURDUE RD** - Owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalized \$500 for noncompliance, Set status hearing for April 13th to clean up the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
19. **1700 S WALNUT ST** - Owner was excused from the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
20. **808 / 810 W 1<sup>ST</sup> ST** - Owner was excused from the Hearing. Motion to set status hearing for May 11th to provide updated rehab plans & timeline. Motion seconded & passed with a unanimous vote.
21. **622 E 6<sup>TH</sup> ST** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance, Set status hearing for May 11th. Motion seconded & passed with a unanimous vote.

22. **1001 E 7<sup>th</sup> ST** - Owner was excused from the Hearing. Motion to set status hearing for May 11th to provide updates from the insurance company & contractors. Motion seconded & passed with a unanimous vote.
23. **1007 E 7<sup>th</sup> ST** - Owner attended the Hearing. Motion to set status hearing for May 11th for the Contractors to obtain proper permits & start work. Motion seconded & passed with a unanimous vote.
24. **1908 W 10<sup>th</sup> ST** - 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.
25. **1620 W 15<sup>th</sup> ST** - 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.
26. **2303 E 22<sup>nd</sup> ST & 2303 ADJ E 22<sup>nd</sup> ST** - Owner attended the Hearing. Motion to give the cases to the City Attorney, Aubrey Crist, to obtain a court order for the City to clean the property. Motion seconded & passed with a unanimous vote.
27. **521 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for May 11th for the owner to provide rehab plans for the back of the house and to get the electric turned on. Motion seconded & passed with a unanimous vote.
28. **1718 W ADAMS ST** - Owner & their Contractor attended the Hearing. Motion to set status hearing for May 11th to start work and show progress on the exterior rehab. Motion seconded & passed with a unanimous vote.
29. **1802 W ADAMS ST** - Owner & their Contractor attended the Hearing. Motion to set status hearing for May 11th to start work and show progress on the exterior rehab. Motion seconded & passed with a unanimous vote.
30. **1525 W ASHLAND AVE (1523)** - Owner was excused from the Hearing. Motion to set status hearing for April 13th to obtain final electrical inspection. Motion seconded & passed with a unanimous vote.
31. **2009 N AULT AVE** - Owner was excused from the Hearing. Motion to set status hearing for June 8th to provide owner update and to provide rehab plans to bring the home up to code. Motion seconded & passed with a unanimous vote.
32. **607 S BROTHERTON ST** - Owner did not attend the Hearing. Motion to Penalize \$4000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
33. **1803 W CHARLES ST** - Owner did not attend the Hearing. Motion to Penalize \$4000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
34. **1412 N DR MARTIN LUTHER KING JR BLVD** - Owner did not attend the Hearing, the Buyer was represented at the Hearing. Motion to set status hearing for April 13th to update new owner information and obtain demo permit for the garage. Motion seconded & passed with a unanimous vote.
35. **416 S ELLIOTT ST** - Owner was excused from the Hearing. Motion to set hearing for May 11th to continue making progress cleaning the property and provide an update on getting the roof repaired. Motion seconded & passed with a unanimous vote.

- 36. 420 S ELLIOTT ST** - Owner was excused from the Hearing. Motion to set hearing for May 11th to continue making progress cleaning the property. Motion seconded & passed with a unanimous vote.
- 37. 1220 S ELM ST** - Owner was excused from the Hearing. Motion to set status hearing for May 11th to provide updated rehab plans & timeline. Motion seconded & passed with a unanimous vote.
- 38. 818 S GRANT ST** - Owner attended the Hearing. Motion to set status hearing for May 11th to show progress and obtain inspection. Motion seconded & passed with a unanimous vote.
- 39. 3000 N GRANVILLE AVE** - Owner attended the Hearing. Motion to set status hearing for April 13th to obtain a walk-through inspection with the Building Commissioner's Office & the Fire Department. Motion seconded & passed with a unanimous vote.
- 40. 2400 S HACKLEY ST** - Owner was represented at the Hearing. Motion to set status hearing for May 11th to complete rehab & obtain a final inspection. Motion seconded & passed with a unanimous vote.
- 41. 1608 S JEFFERSON ST** - Owner was excused from the Hearing. Motion to set status hearing for May 11th to continue making progress and to provide a rehab plan. Motion seconded & passed with a unanimous vote.
- 42. 1723 S MADISON ST** - Owner was represented by the Property Manager & Building Maintenance man. Motion to set status hearing for May 11th to show progress on bringing the building up to code. Motion seconded & passed with a unanimous vote.
- 43. 1316 E MAIN ST** - Owner did not attend the Hearing. Motion to Penalize \$3500 for noncompliance & set status hearing for April 13th to become compliant. Motion seconded & passed with a unanimous vote.
- 44. 2202 S MANHATTAN AVE** - Owner was excused from the Hearing. Motion to set status hearing for April 13th to obtain a building permit to make repairs to the roof and structure. Motion seconded & passed with a unanimous vote.
- 45. 114 N MARTIN ST** - Owner attended the Hearing. Motion to set status hearing for April 13th to obtain a progress inspection & provide rehab timeline. Motion seconded & passed with a unanimous vote.
- 46. 207 & 209 E NORTH ST** - Owner did not attend the Hearing. Motion to set status hearing for April 13th to make progress on repairing the back roof and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
- 47. 618 E PINE ST** - Owner was represented by the property manager - Cypris at the Hearing. Motion to set status hearing for April 13th to finish cleaning the exterior and provide Electrical, HVAC & Plumbing quotes. Motion seconded & passed with a unanimous vote.
- 48. 1619 E PRINCETON AVE** – Owner was excused from the Hearing. Motion to release the Demo & Trash Order contingent on passing final demo inspection. Motion seconded & passed with a unanimous vote.
- 49. 3213 S VINE ST** – Owner was excused from the Hearing. Motion to set status hearing for May 11<sup>th</sup> to obtain building permit and provide any updates. Motion seconded & passed with a unanimous vote.
- 50. 213 E WARD AVE** – Owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.

**51. 2019 E WILARD ST** - Owner was excused from the Hearing. Motion to release the Demo & Trash Order contingent on passing final demo inspection. Motion seconded & passed with a unanimous vote.