

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: April 13th, 2023 at 2:00 PM

Members Present: Aaron Clark, Gretchen Cheeseman, Zane Bishop

Staff Present: Cortney Walker, Melinda Coffey, Rebecca Moon, Taylor Reed, Robert Jessee and Steve Selvey 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, April 13th, 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. **319 W 9th St** – Owner attended the Hearing. Motion to Affirm the Trash Order, Release the Trash Order upon final inspection. Motion seconded & passed with a unanimous vote.
2. **901 W 13th St** – One of the Owners attended the Hearing. Motion to Modify to a Demo Order, Affirm the Demo Order. Set status hearing for June 8th to start the demo process. Motion seconded & passed with a unanimous vote.
3. **609 W 14th St** – Owner attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for May 11th to complete the demolition of the garage. Motion seconded & passed with a unanimous vote.
4. **930 W 17 St** - The Owner attended the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for June 8th to allow the owner time to obtain a residential building permit and show progress. Motion seconded & passed with a unanimous vote.

5. **1312 W 17th St** - The Owner did not attend the Hearing. Motion to Affirm the Trash Order, Set the status hearing for May 11th to allow owner time to finish the clean-up. Motion seconded & passed with a unanimous vote.
6. **1409 S Brotherton St** - The tenant attended the Hearing. Motion to Affirm the Rehab & Trash Order, Set the status hearing for May 11th to allow the tenant time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
7. **1400 E Butler St** - Owner did not attend the Hearing. Motion to Affirm the Demo Order, Set the status hearing for May 11th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
8. **1513 E Cromer Ave** - The tenant attended the Hearing. Motion to Affirm the Trash Order, Set the status hearing for May 11th to allow the owner time to obtain an inspection and show progress. Motion seconded & passed with a unanimous vote.
9. **1200 N Dr Martin Luther King Jr Blvd** - The Owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalized \$5000 for noncompliance & Status hearing set for May 11th to allow owner to become compliant. Motion seconded & passed with a unanimous vote.
10. **1919 S Elliott St** - The tenant buying the property on land contract attended the Hearing. Motion Affirm the Demo Order, Set the status hearing for May 11th to allow the owner time to obtain an inspection. Motion seconded & passed with a unanimous vote.
11. **2018 S Gharkey St** - The owner attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for June 8th to allow the owner time to complete the demolition. Motion seconded & passed with a unanimous vote.
12. **100 S Hodson Ave** - The owner attended the Hearing. Motion to Affirm the Trash Order, Release the Trash Order upon inspection. Motion seconded & passed with a unanimous vote.
13. **100 N Hodson Ave** - The owner attended the Hearing. Motion to Affirm the Trash Order, Release the Trash Order upon inspection. Motion seconded & passed with a unanimous vote.
14. **2224 S Hoyt Ave** - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$3000 for noncompliance and set the status hearing for May 11th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.
15. **415 N Jefferson St** - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$3000 for noncompliance and set the status hearing for May 11th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.
16. **1516 S Jefferson St & 302/304 W 9th St** – The owner and concerned neighbors attended the Hearing. Motion to Modify the Rehab to a Demo Order and Affirm both Demo Order, Set the status hearing for May 11th to allow the owner time to complete the sale of the property. Motion seconded and passed with a unanimous vote.
17. **1521 N Jefferson St** – The owner attended the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
18. **905 S Liberty St** - The tenant attended the Hearing. Motion to Affirm the Trash Order, Set the status hearing for May 11th to allow time for the owner to obtain an inspection. Motion seconded & passed with a unanimous vote.
19. **2812 S Liberty St** - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Penalize \$3000 for noncompliance and set the status hearing for May 11th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.

20. **225 E Memorial Dr** - The property manager attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for May 11th to allow the owner time to complete the sale of the property. Motion seconded & passed with a unanimous vote.
21. **400 N Morrison Rd** - The owner was excused from attending the Hearing. Motion to Affirm the Vehicle Order, Release the Vehicle Order. Motion seconded & passed with a unanimous vote.
22. **916 N Walnut St** - The owner was excused from attending the Hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
23. **3110 S Walnut St** - The owner attended the Hearing. Motion to Affirm the Demo & Trash Order, Set the status hearing for June 8th to allow the owner to continue making progress on cleaning the property & the partial demos on the house. Motion seconded & passed with a unanimous vote.
24. **1105 E 1st St** - The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance and placed on the City's Noncompliance list. Motion seconded & passed with a unanimous.
25. **1409 W 10th St** - The owner attended the Hearing. Motion to set the status hearing for July 13th to allow the owner time to make progress and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
26. **1102 E 13th St** - The owner was excused from the Hearing. Motion to place in Administrative Enforce. Motion seconded & passed with a unanimous vote.
27. **1104 E 13th St** - The owner was excused from the Hearing. Motion to place in Administrative Enforce. Motion seconded & passed with a unanimous vote.
28. **1924 W 17th St** - The owner attended the Hearing. Motion to set the status hearing for June 8th to allow the owner time to clean up the property. Motion seconded & passed with a unanimous vote.
29. **1110 W 18th St** - The owner did not attend the Hearing. Motion to Penalize \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
30. **1112 W 18th St** - The owner did not attend the hearing. Motion to set the status hearing for June 8th to allow the realtor to provide any updates on selling the property. Motion seconded & passed with a unanimous vote.
31. **1525 W Ashland Ave (1523)** - The owner was excused from the hearing. Motion to Release the Rehab Order upon payment of the \$100 fine for not obtaining electrical inspection for the Feb 9th, 2023 hearing. Motion seconded & passed with a unanimous vote.
32. **1204 / 1206 W Bethel Ave** - The owner was represented by the property manager at the hearing. Motion to set the status hearing for July 13th to allow the contractor to obtain the proper permits & to show progress. Motion seconded & passed with a unanimous vote.
33. **1411 S Brotherton St** - The tenant attended the hearing. Motion to set the status hearing for May 11th to allow the tenant time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
34. **802 W Charles St** – The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.

35. **1412 N Dr Martin Luther King Jr Blvd** - The owner was excused from the hearing. Motion to set the status hearing for May 11th to allow the owner time to obtain the demo permit and call for demo inspections. Motion seconded & passed with a unanimous vote.
36. **1401 S Franklin St** - The owner attended the hearing. Motion to set the status hearing for May 11th to allow the owner time to complete the sale and transfer of the property. Motion seconded & passed with a unanimous vote.
37. **3000 N Granville Ave** - The owner was excused from the hearing. Motion to set the status hearing for June 8th to allow the owner and contractor time to make progress and obtain an inspection. Motion seconded & passed with a unanimous vote.
38. **3010 S Hackley St** - The owner was represented by the property manager at the hearing. Motion to Fine \$100 for not obtaining a walk-through inspection before the hearing and to set the status hearing for June 8th to allow the property manager time to put together a rehab plan and to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
39. **2716 E Jackson St** – The owner was excused from the hearing. Motion to set the status hearing for May 11th to allow the contractor time to obtain the demo permit & start the demolition process. Motion seconded & passed with a unanimous vote.
40. **1316 E Main St** - The tenant attended the hearing. Motion to set the status hearing for May 11th to allow the tenant time to obtain a walk-through progress inspection and the contractor to obtain the proper permits. Motion seconded & passed with a unanimous vote.
41. **2202 S Manhattan Ave** – The owner was excused from the hearing. Motion to set the status hearing for June 8th to allow the owner time complete the demolition under their final demolition permit. Motion seconded & passed with a unanimous vote.
42. **114 N Martin St** - The owner attended the hearing. Motion to penalize \$2500 for not making enough progress and to set the status hearing for June 8th to allow the owner time to make some significant progress towards rehabbing the property. Motion seconded & passed with a unanimous vote.
43. **1300 E Memorial Dr** – The owner attended the hearing and was represented by their neighbor. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
44. **2813 S Monroe St** - The owner was excused from the hearing. Motion to Release the Rehab & Demo Order. Motion seconded and passed with a unanimous vote.
45. **816 N New York Ave (840 – Apt 2)** – The owner was represented by the property manager. Motion to Release the Rehab Order upon final inspection. Motion seconded & passed with a unanimous vote.
46. **207 / 209 E North St** – The owner attended the hearing. Motion to set the status hearing for May 11th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
47. **616 E Pine St** - The owner did not attend the hearing, A Neighbor with an update and concerns for the property attended the hearing. Motion set the status hearing for May 11th to obtain an inspection. Motion seconded & passed with a unanimous vote.
48. **618 E Pine St** - The owner did not attend the hearing, a concerned neighbor attended the hearing with concerns of no progress on the property. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.

- 49. 2312 E Purdue Rd** – The owner did not attend the hearing. Motion to Penalize \$3000 for noncompliance and placed on the City’s Noncompliance list. Motion seconded & passed with a unanimous vote.
- 50. 2320 E Purdue Rd** - The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and placed on the City’s Noncompliance list. Motion seconded & passed with a unanimous vote.
- 51. 511 W Riverside Ave (Apt 1)** – The owner was represented by the property manager and the tenant attended the hearing. Motion to Penalize \$2600 for not obtaining an inspection before the hearing and for noncompliance, status hearing set for May 11th to allow the property manager to become compliant. Motion seconded & passed with a unanimous vote.
- 52. 808 W Riverside Ave** – The owner was represented by the property manager at the hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 53. 1200 S Rochester Ave** – The owner did not attend the hearing. Motion to set the status hearing for July 13th to allow the owner time to continue making progress in cleaning the property. Motion seconded & passed with a unanimous vote.