

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

City Hall Auditorium
300 N. High St.
Muncie, IN 47305

Hearing Date: November 12, 2015 4:00 PM

Members Present: Jim Lee, Brad King, Debra Malitz

Members Absent: Doug Marshall, Aaron Wood

Staff Present: Gretchen Cheesman, Administrator; Craig Nichols, Building Commissioner; Kathy Mulrone, Secretary; Cody McCord, Inspector

A reasonable effort has been made to obtain service by mailing certified and regular letters to all persons with a substantial property interest in properties on our agenda today. In addition public notice of this hearing was published in The StarPress on 10/29/15 and 10/29/15 for repair orders; 9/24/15 and 9/25/15 for demolition orders.

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.

Where the Hearing Authority has modified rehabilitation orders to demolition orders Craig Nichols, acting in his capacity as Building Commissioner, affirmed the modification of the order.

A hearing record for each property considered at this hearing is attached and hereby incorporated into this record.

The meeting was adjourned at 6:15 PM.

Respectfully submitted for the record,
Gretchen Cheesman, Administrator

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1515 W 13TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R07381**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1515 W 13TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 06/26/2014 and 06/27/2014

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
BENNETT DARYL	PO BOX 26 GASTON, IN 47342-0026	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/13/14 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2001 E 13TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11597**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 2001 E 13TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
KOGER CHAD & CINDY	2001 E 13TH ST MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1704 W 15TH**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11592**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1704 W 15TH, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BLEVINS, DANIEL	5117 N OAK RD MUNCIE, IN 47303	Owner
GREEN TREE SERVICING LLC	7360 S. KYRENE RD TEMPE, AZ 85283	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **807 W 15TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R11364**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND OUTBUILDING located at 807 W 15TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 01/22/2015 and 01/23/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DOVERSOLA STEPHEN D TRUST	1936 BACHELOT ST HONALULU, HI 96817	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 4/9/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
04/09/2015	PERFORMANCE BOND REVOKED	
05/14/2015	COMPLETE METH CONTAMINANT TESTING	
05/14/2015	COMPLETE METH CONTAMINANT CLEAN-UP	SCHEDULED 8/21/15
06/11/2015	OBTAIN BUILDING PERMIT	
06/11/2015	PROVIDE METH LAB CLEARANCE DOCUMENTATION	
06/11/2015	OBTAIN UNSAFE BUILDING INSPECTION	
06/11/2015	OBTAIN UNSAFE BUILDING INSPECTION	

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2406 E 16TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R13456**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSES located at 2406 E 16TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 11/27/2014 and 11/28/2014

Date by which owner must comply with this order: 01/07/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
AIKIN HEATHER	3800 N OAKWOOD MUNCIE, IN 47304	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{12/11/14} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
01/08/2015		
07/09/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:

The property owner listed above is granted additional time to show progress.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/07/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1805 (& 1809) W 7TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2012R08178**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1805 (& 1809) W 7TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 04/24/2014 and 04/25/2014

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
BISEL JERRY L	5725 S JACOB DR MUNCIE, IN 47302	Owner
FIRST MERCHANTS BANK	CREDIT CONTROL DEPT. PO BOX 792 MUNCIE, IN 47305	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 4/10/14 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	04/09/2015	OBTAIN UNSAFE BUILDING INSPECTION	OWNER HAS OBTAINED PLUMBING AND ELECTRICAL PERMITS
	06/11/2015	SEE ORDER NOTES	COMPLETE WORK IN MIDDLE APT IN 1809 BUILDING.
	09/10/2015	COMPLETE REHABILITATION OBTAIN FINAL INSPECTIONS	FOR WEST BLDG. 1809

New Orders:

The property owner listed above is granted additional time to show progress. The compliance date has been extended to the next hearing date (see below).

Notes: Bisel was present at beginning of hearing but left with permission of inspector.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1901 E 18TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12110**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE, GARAGE, OUTBUILDING located at 1901 E 18TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
MANSFIELD HAROLD E (deceased) & CONNIE L STIDH	816 S PITTENGER RD SELMA, IN 47383-9572	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **CONNIE STIDHAM**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	SEE ORDER NOTES	CLEAR TRASH, JUNK, OVERGROWN VEGETATION

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Ms. Stidham says she does not live in the property. When rehab is complete (of the small house) she will sell the property. If willing to clear junk, debris and cut down overgrowth the board would be willing to give her 6 months to facilitate sale. Fred Ellis will look around and see what needs to be done and he will take care of it. for her. C December 10

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **2000 N DR. MARTIN LUTHER KING BLVD.**

This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R04104**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the MOTEL located at 2000 N DR. MARTIN LUTHER KING BLVD., Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 04/24/2014 and 04/25/2014

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
PATEL POPATLAL	1371 OAKTREE RD ISELIN, NJ 08830	Owner
ERIC WELCH	117 N HIGH ST PO BOX 428 MUNCIE, IN 47308	Attorney

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
 was represented at this hearing by: **Eric Welch, Stan and Sam Shroyer**
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/14/14} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	07/10/2014	POST PERFORMANCE BOND SEE NOTES	BOND AMOUNT \$150,000
	07/10/2014	RETAIN SERVICES OF A DESIGN PROFESSIONAL	
	03/12/2015	OBTAIN DEMOLITION PERMIT	
	05/14/2015	SEE ORDER NOTES	DEMOLITION START DATE IS 5-11-15. FAILURE TO BEGIN DEMOLITION BY THAT DATE WILL RESULT IN REVOCATION OF PERFORMANCE BOND.

New Orders:

The compliance date has been extended to the next hearing date (see below).
No additional time has been granted to comply with the order.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **2000 N DR. MARTIN LUTHER KING BLVD.**

Notes: Welch and Shroyer Bros testified that tanks were discovered under concrete slabs on the site. IDEM has advised that as long as concrete remains covering tanks they will not have to be removed. Tanks are pre 1974 and IDEM has no record of them. As long as slabs are in place and there is no evidence of leaking the tanks will remain unregulated. Concrete slabs, fuel island foundations and building wall stubs remain on the site. Welch said he spoke with Dewal Hopkins at IDEM in the UST section. IDEM takes no official position on the tanks. If concrete is broken and there is any contamination they will become regulated and the owners will have a potential mess on their hands. IDEM informally feels the tanks are safe as-is and concrete should remain.

Nichols asked how allowing the tanks to remain benefits the city or any future development at the site. Welch said cost of cleanup would bankrupt his client and city would end up with the problem. Nichols recommended consultation with counsel re potential use of historic insurance policies for cleanup or other sources of cleanup funding. No one will want to develop the site if they know remediation will be required. Deb Malitz asked what is risk of tanks being corroded? CN said his understanding is that if slabs remain the tanks are seen as "sealed" and the best case scenario is to allow concrete to remain. He restated this would be a deterrent to future development. Recommend continuance for 30 days to confer with counsel.

Welch said a phase I ESA was done a year ago. Cheesman confirmed this and stated former use as gas station was identified in the Phase I ESA but they could not identify location of tanks due to presence of concrete covering lot..

Welch asked for bond to be released so he could pay Shroyers. Stan said only grading and seeding remained to be completed at site. Nichols said bond would not be released until grading and seeding was complete. He recommended continuing for 30 days to investigate how to handle tanks. Welch asked if we had to wait the full 30 days to get Shroyers paid. Nichols said he would confer with counsel, and would not hold the money if he didnt need to. He again stated his hope that the property would be developable but said that is not the contractor's problem it's the owner's problem, and he would contact Welch by phone re release of the bond.

Continue to December 10

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1619 E 20TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R00902**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the house located at 1619 E 20TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 01/22/2015 and 01/23/2015

Date by which owner must comply with this order: 02/11/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
REO LOGIC INDIANA HOLDINGS LLC	555 MIDDLE CREEK PKWY #100 COLORADO SPRINGS, CO 80921	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
 was represented at this hearing by: **Matt Norton, Complete Property Care**
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{2/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	03/12/2015	BUDGET SCHEDULE TIMETABLE	
	03/12/2015	SECURE BUILDING AND SITE	INSPECTED BY B. MORGAN 2/24/14
	03/12/2015	DETERMINE IF HARDEST HIT WILL ACCEPT PROPERTY	
	05/14/2015	POST BOND 10% OF TAX SALE PURCHASE PRICE SEE NOTES	POST BOND \$500.00, pd ck #2746
	11/12/2015	PERFORMANCE BOND REVOKED	REVOKE ALL BONDS POSTED BY AIALIK INVESTMETNS LLC

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: He was not here for last hearing and was not aware of performance bond requirement. Posting \$150 bond today. Has had walkthru with Bill Morgan, Submitted BST. This is new owner, tax sale purchaser. Seeking financing for project so don't actually have approval for work yet. Owner wants to satisfy city. CN noted there are no progress dates on schedule, just one date all work will be completed. Should know more about funding in 30-60 days. If funding goes through complete dates will be sooner? Norton says possibiltiy. Property is secure, cleanout was completed recently. Request walkthru next week, if verified will continue 90 if not will schedule every 30 days till verified cleared.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1619 E 20TH ST**



Next hearing on this order is scheduled for 02/11/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2000 E 29TH ST #24**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13023**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the MOBILE HOME located at 2000 E 29TH ST #24, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
WEST BILL & MAE LOT 24 REDWOOD	PO BOX 547 NEW PHILADELPHIA, OH 44663-0547	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	01/14/2016	PROVIDE METH LAB CLEARANCE DOCUMENTATION	
	01/14/2016	POST PERFORMANCE BOND \$150	POSTED 11/10/15

The compliance date has been extended to the next hearing date (see below).

Notes: Mr West intends to sell trailer park(s) and wants this fixed asap. Meth inspection is complete, abatement scheduled. will finish by January.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **622 E 6TH ST (2)**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R02461**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 622 E 6TH ST (2), Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 02/26/2015 and 02/27/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
ABRAM SAM F & MILLIE R & SHERRI LYNN	3213 W Twickingham Dr Muncie, IN 47304-1060	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 5/14/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1909 W 8TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12108**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1909 W 8TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DAVIS CYNTHIA J	4701 N ROSEWOOD AVE MUNCIE, IN 47304	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	POST PERFORMANCE BOND \$150	
	12/10/2015	OBTAIN BUILDING PERMITS	
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	INSPECTED 11/12/15

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

Notes: Inspected by Bill Morgan prior to hearing. Owner couldnt make hearing as she had to work. Morgan submitted detailed inspection report and photos prior to hearing.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **200 E 8TH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11603**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 200 E 8TH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DUGGER STEVE	4201 N COUNTY RD 850 W MIDDLETOWN, IN 47356-9777	Owner
US Bank NA ATF WAMU MPTC for	WMALT 2006-AR4 TRUST 7255 BAYMEADOWS WAY JAXA2035 JACKSONVILLE, FL 32256,	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{10/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **1132 E 9TH**

This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **1015R11613**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARGE located at 1132 E 9TH, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BESTER CHELCEE	1407 S HACKLEY MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 10/8/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
11/12/2015	BUDGET SCHEDULE TIMETABLE	
11/12/2015	POST PERFORMANCE BOND \$150	
11/12/2015	OBTAIN UNSAFE BUILDING INSPECTION	

New Orders:

The compliance date has been extended to the next hearing date (see below).

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **905 E ADAMS ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11611**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARAGE located at 905 E ADAMS ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
JOHNSON DANA M	14416 BANISTER NOBLESVILLE, IN 46060	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
 was represented at this hearing by: **Tracy Johnson, cousin of Dana Johnson**
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{9/12/13} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	BUDGET SCHEDULE TIMETABLE	
	12/10/2015	POST PERFORMANCE BOND \$150	
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Dana was unable to make meeting due to transportation problem. She really doesnt have funding to keep it together, she knows people go in and out and stary there. She is wanting to be able to get it together to try to get it liveable so she can live there. Gave her BST, explained bond, needs inspection.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1204 N ALDEN RD**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05777**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1204 N ALDEN RD, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
SEARS RICHARD S	PO BOX 241 NORTH SALEM, IN 46165	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **LLOYD SMITH**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/28/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	06/25/2015	OBTAIN UNSAFE BUILDING INSPECTION	BY BILL + TY PRIOR TO ISSUANCE OF PERMIT
	08/13/2015	BUDGET SCHEDULE TIMETABLE	
	09/10/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:	Due Date	Hearing Order	Notes
	01/14/2016	SEE ORDER NOTES	OBTAIN FRAMING INSPECTION

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: MAKING PROGRESS, ALBIET SLOW. HAS NOT HAD FRAMING INSPECTION BUT BILL AND TY INSPECTED PRIOR TO ISSUANCE OF PERMIT. FRAMING IN LIVING ROOM, DINING ROOM, KITCHEN PANTRY IS COMPLETE, NEEDS INSPECTED AND MUST BE VISIBLE AS NOTED IN PERMIT APPLICATION MATERIALS. DRYWALL/PLASTER WORK IS NOT YET COMPLETE. SMITH SHOWED PHOTOS OF NEW BEAMS AND JOISTS. THIS IS THE ONLY WORK ON THE SCHEDULE. SMITH DOESNT KNOW MR SEARS INTENTIONS FOR ANY REMAINING WORK OR PLANS FOR HOUSE AFTER WORK IS COMPLETE. SEARS RESIDES IN PUTNAM COUNTY AND TAKES CARE OF HIS GRANDFATHER THERE. NICHOLS ASKED WHEN HOUSE WAS TAGGED: MAY 2015. ALSO TAGGED IN 9/08, RELEASED IN 2/2009. 60 DAYS, GET FRAMING INSPECTION. LOOKING TO CREATE SENSE OF URGENCY TO GET POWER AND HEAT BACK ON.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1204 N ALDEN RD**



Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1201 S BEACON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05778**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND GARAGE located at 1201 S BEACON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
O'HEARN WARREN E	BASEMENT APT 3060 O ST. NW WASHINGTON, DC 20007	Owner
BH INVESTMENT PROPERTIES	PO BOX 284 VAN WERT, OH 45891	Other Party

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Jon Orlosky**
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 5/28/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	07/09/2015	DEMOLISH BUILDING(S)	
	08/13/2015	SEE ORDER NOTES	TAXES AND SEWAGE MUST BE CURRENT BEFORE DEMO ORDER WILL BE MODIFIED TO REHAB ORDER
	10/08/2015	OBTAIN ELECTRICAL PERMIT	
	10/08/2015	OBTAIN PLUMBING PERMIT	

New Orders:

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Jon Orlosky testified property was sold on contact to B & H Investments LLC an Ohio LLC that is not listed with Secretary of State in Ohio or Indiana. Suit started in July and tried to serve B & H at 4 separate addresses, none of which are good. Notice has been given through Star Press by publicatino at cost of \$2255. Earliest time Mr. O'Hearn could get default judgement to place full title back in his name and cancel the contract sales is December 28th, assuming no one appears to challenge the lawsuit. There are a total of 19 properties in several counties in the lawsuit. The owner is reluctant to invest in the properties until he has the title cleared. Orlosky has no knowege of the conditions of the individual properties. Orlosky thought they had an agreement between the parties in August but when presented with the agreement B & H refused to sign.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1201 S BEACON ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1608 S BILTMORE AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument .

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND GARAGE located at 1608 S BILTMORE AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
GMAC MORTGAGE LLC	1100 VIRGINIA DR FORT WASHINGTON, PA 19034	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{10/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1001 N BLAINE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05781**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1001 N BLAINE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 04/30/2015 and 05/01/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
LYNCH CHRISTOPHER A	3214 BROOKSIDE PKWY N DR INDIANAPOLIS, IN 46218	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

CHRISTOPHER LYNCH, FREDERICK WILKERSON

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/11/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	07/09/2015	DETERMINE IF HARDEST HIT WILL ACCEPT PROPERTY	
	09/10/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:	Due Date	Hearing Order	Notes
	01/14/2016	SEE ORDER NOTES	START INTERIOR CLEANOUT PROCESS.

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **1001 N BLAINE ST**

Notes:

MR LYNCH IS THE NEW OWNER OF THE PROPERTY AS OF TODAY. IT HAS BEEN RECORDED AND TRANSFERRED. SUBMITTED BST AND BOND SEVERAL MONTHS AGO. CN ASKED IF ANY REHAB WORK HAD STARTED. LYNCH STATED THAT ACQUISITION TOOK LONGER THAN EXPECTED FIRST CLOSING WAS SCHEDULED AUGUST 10TH. LYNCH STATED THAT HE INTENDS TO HAVE PROJECT 100% COMPLETED BY DATE LISTED ON HIS BST AND HE ACQUIRED THESE PROPERTIES WITH THAT SCHEDULE IN MIND. HE HAS NOT STARTED ANYTHING FUNDING WISE AS HE DIDNT OWN THE PROPERTY UNTIL TODAY. LOOKING AT A MULTI-UNIT ONTHE PROPERTY AND OFFERED TO SUBMIT BST FOR 2018. CN ASKED WHAT IS THE FIRST ORDER OF BUSINESS NOW THAT SALE IS COMPLETED. ALLOW WILKERSON TIME TO GET THINGS OUT OF THE PROPERTY, KEEP IT SECURE, AND IS AWAITING LIST OF DEFICIENCIES IDENTIFIED AT THE INSPECTION WITH BILL MORGAN. CN ADVISED THAT MINIMUM HOUSING CODE IS AVAILABLE IN BC OFFICE AND IF LOOKING TO DEVELOP MULTI-UNIT SHOULD BEGIN WORK WITH A DESIGN PROFESSIONAL EARLY IN THE DEVELOPMENT PROCESS. COULD BEGIN CLEANOUT IN A COUPLE OF MONTHS AFTER WILKERSON GETS THINGS OUT. PROPERTY IS NOT OCCUPIED. IF FUNDING DOES NOT COME THROUGH BOTH PROPERTIES (1001 + 1005) WILL BE DEMOLISHED. CN HOPES BOTH PROPERTIES WILL BE REDEVELOPED BUT ORDER IS ONLY GOOD FOR 2 YEARS, HEARINGS STARTED IN MAY OR JUNE. DISCUSSION ABOUT DONATION TO HHF AT EARLIER HEARINGS WITH MR WILKERSON. LYNCH INQUIRED ABOUT DUMPSTERS AND SAID HE COULD CLEANOUT AFTER WILKERSON GETS HIS BELONGINGS OUT IF WE PROVIDE DUMPSTERS. GAVE LYNCH DUMPSTER APPLICATION, WILKERSON REQUESTED 90 DAYS. CN DOESNT WANT TO GO PAST 60 DAYS. CALL FOR ANSWER ON DUMPSTERS. IN 60 DAYS CLEANOUT PROCESS MUST HAVE STARTED. PROPERTIES ARE SECURE.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1005 N BLAINE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05782**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARAGE located at 1005 N BLAINE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 04/30/2015 and 05/01/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
LYNCH CHRISTOPHER	3214 BROOKSIDE PKWY N DR INDIANAPOLIS, IN 46218	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

CHRISTOPHER LYNCH, FREDERICK WILKERSON

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/11/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
07/09/2015	DETERMINE IF HARDEST HIT WILL ACCEPT PROPERTY	
08/13/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:

Due Date	Hearing Order	Notes
01/14/2016	SEE ORDER NOTES	START INTERIOR CLEANOUT PROCESS

The property owner listed above is granted additional time to show progress. The compliance date has been extended to the next hearing date (see below).

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **1005 N BLAINE ST**

Notes:

MR LYNCH IS THE NEW OWNER OF THE PROPERTY AS OF TODAY. IT HAS BEEN RECORDED AND TRANSFERRED. SUBMITTED BST AND BOND SEVERAL MONTHS AGO. CN ASKED IF ANY REHAB WORK HAD STARTED. LYNCH STATED THAT ACQUISITION TOOK LONGER THAN EXPECTED--FIRST CLOSING WAS SCHEDULED AUGUST 10TH. LYNCH STATED THAT HE INTENDS TO HAVE PROJECT 100% COMPLETED BY DATE LISTED ON HIS BST AND HE ACQUIRED THESE PROPERTIES WITH THAT SCHEDULE, WHICH WAS ACCEPTED BY UBHA WHEN PRESENTED, IN MIND. HE HAS NOT STARTED ANYTHING FUNDING-WISE AS HE DIDNT OWN THE PROPERTY UNTIL TODAY. HE'S LOOKING AT A MULTI-UNIT ON THE PROPERTY AND OFFERED TO SUBMIT BST FOR 2018 COMPLETION DATE. CN ASKED WHAT IS THE FIRST ORDER OF BUSINESS NOW THAT SALE IS COMPLETED. LYNCH WILL ALLOW WILKERSON TIME TO GET THINGS OUT OF THE PROPERTY, KEEP IT SECURE, AND IS AWAITING LIST OF DEFICIENCIES IDENTIFIED AT THE INSPECTION WITH BILL MORGAN. CN ADVISED THAT MINIMUM HOUSING CODE IS AVAILABLE IN BC OFFICE AND IF LOOKING TO DEVELOP MULTI-UNIT LYNCH SHOULD BEGIN WORK WITH A DESIGN PROFESSIONAL EARLY IN THE DEVELOPMENT PROCESS. LYNCH SAID HE COULD BEGIN CLEANOUT IN A COUPLE OF MONTHS AFTER WILKERSON GETS HIS THINGS OUT. PROPERTY IS NOT OCCUPIED. IF FUNDING DOES NOT COME THROUGH BOTH PROPERTIES (1001 + 1005) WILL BE DEMOLISHED. CN HOPES BOTH PROPERTIES WILL BE REDEVELOPED BUT ORDER IS ONLY GOOD FOR 2 YEARS, HEARINGS STARTED IN MAY OR JUNE. LYNCH INQUIRED ABOUT DUMPSTERS AND SAID HE COULD CLEANOUT PROPERTY AFTER WILKERSON GETS HIS BELONGINGS OUT IF WE PROVIDE DUMPSTERS. GAVE LYNCH DUMPSTER APPLICATION, WILKERSON REQUESTED 90 DAYS. CN DOESNT WANT TO GO PAST 60 DAYS. CALL FOR ANSWER ON DUMPSTERS. IN 60 DAYS CLEANOUT PROCESS MUST HAVE STARTED. PROPERTIES ARE SECURE. CANNOT ATTEND JAN 14 HEARING. PICTURES WILL BE ADEQUATE TO SHOW PROGRESS OF CLEANOUT.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2721 S BLAINE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05784**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the MOBILE HOME, ADDITION, SHED located at 2721 S BLAINE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
GUFFEY NICOLE	2721 S BLAINE ST MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.
The property owner:

was present at the hearing **Tom Guffey**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

Action Taken: The order is: affirmed ^{6/25/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	Order/Notes
11/12/2015	COMPLETE DEMOLITION	
11/12/2015	OBTAIN DEMOLITION FINAL INSPECTION	

New Orders:

Notes: Work is complete. Emailed photos to "him" . Showed photos on phone to board. Needs to be inspected, thought hearing was on 21st not 12th. CN recommends release.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **700 BLK S COUNCIL ST, 723 S. COUNCIL**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05788**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the MULTIPLE COMMERCIAL BUILDINGS located at 700 BLK S COUNCIL ST, 723 S. COUNCIL, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 04/30/2015 and 05/01/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
NORFOLK AND WESTERN RAILWAY COMPANY	110 FRANKLIN RD SE ROANOKE, VA 24042	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

Action Taken: The order is: affirmed ^{7/9/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

Notes: Released per CN.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1900 BLK S HOYT AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R02452**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the COMMERCIAL BUILDING located at 1900 BLK S HOYT AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 02/26/2015 and 02/27/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
MSI HOYT AVENUE MUNCIE GROCERY LLC	9800 CROSSPOINT BLVD INDIANAPOLIS, IN 46256	Owner
MERS COMMERCIAL	PO BOX 2300 FLINT, MI 48501-2300	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 4/9/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	06/11/2015	SEE ORDER NOTES	PROVIDE SCHEDULE FOR REBUILDING OR DEMOLITION
	08/13/2015	SEE ORDER NOTES	BRING FUTURE PLAN FOR SITE TO NEXT HEARING.

New Orders:

The property owner listed above is granted additional time to show progress. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **317 N BRADY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R00883**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the COMMERCIAL BLDG. located at 317 N BRADY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 01/22/2015 and 01/23/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
FREDRICK MICHAEL D	3061/2 E WYSOR ST MUNCIE, IN 47305	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{4/9/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	05/14/2015	REMOVE TRASH AND DEBRIS	FROM BUILDING INTERIOR, NORTH BUIDING HAS BEEN CLEARED
	06/11/2015	PERFORMANCE BOND REVOKED	REINSTATED 7/9/15
	06/11/2015	OBTAIN UNSAFE BUILDING INSPECTION	
	07/09/2015	PERFORMANCE BOND REVOKED	\$500.00
	07/09/2015	POST PERFORMANCE BOND \$500	
	09/10/2015	COMPLETE DEMOLITION	BE READY TO PULL BUILDING PERMIT

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	OBTAIN DEMOLITION PERMIT	CURRENT PERMIT EXPIRED

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2407 W CHARLES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R11383**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARAGE located at 2407 W CHARLES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 08/28/2014 and 08/29/2014

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
ROMACK J PATRICK	4005 W GILBERT MUNCIE, IN 47304-3106	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Patrick Romack**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{9/11/14} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
01/08/2015	MISC SEE NOTES	REMOVE ALL REFUSE & JUNK FROM THE YARD AND HOUSE INTERIOR.
02/12/2015	PERFORMANCE BOND REVOKED	
06/11/2015	OBTAIN UNSAFE BUILDING INSPECTION	
07/09/2015	SEE ORDER NOTES	CLEAR INTERIOR OF PROPERTY (CITY PROVEDED DUMPSTER) BEGIN REHAB
08/13/2015	SEE ORDER NOTES	REQUEST INSPECTION PRIOR TO HEARING TO VERIFY PROGRESS
08/13/2015	SEE ORDER NOTES	FILL DUMPSTER AND GET REHAB UNDERWAY OR ORDER WILL BE MODIFIED TO DEMO + FINE
10/08/2015	OBTAIN ELECTRICAL PERMIT	GET STARTED ON WIRING. RE-ORDERED 10/8/15

New Orders:

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **2407 W CHARLES ST**

Notes: Romack has not been able to get much done as he's been under the weather for a couple of weeks. Has obtained a secured loan he just found out was approved while in the meeting today so he can get contractor paid and get building and electrical permits. Expects to get started next week. Electrical permit is not pulled yet. CN recommends \$2500 civil penalty based on multi month requestst to pull electical permit. C 30 to get electrical work satrted. Don't rescind \$150 bond yet. If electrical work not started yet will recommend another \$2500 CP next month and table, no more hearings. C 30

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **613 W CHARLES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R12341**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the APARTMENT BUILDING located at 613 W CHARLES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**
 Publication date of Order and Notice of Hearing: 10/30/2014 and 10/31/2014
 Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
FREEDOM KEYS INDIANA INVESTMENT LP	163 FOREST LN, RR1 EMBRUN, ON KOA 1WO, CANADA	Owner

Findings of Fact: Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.
 The property owner:

- was present at the hearing
- was represented at this hearing by: **Chuck Nelson obo Tabberson Architects**
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{12/11/14} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
06/25/2015	NOTIFY NEW OWNER OF NEXT HEARING	
08/13/2015	NOTIFY UBHA OF NEW OWNER NAME & ADDRESS	
08/13/2015	NOTIFY NEW OWNER OF UBHA ORDERS	
09/10/2015	OBTAIN BUILDING PERMIT	

New Orders:

Due Date	Hearing Order	Notes
12/10/2015	SEE ORDER NOTES	REPRESENTATIVE OF FREEDOM KEYS NEEDS TO ATTEND TO ANSWER QUESTIONS ON FUNDING SOURCES AND PROJECT TIMETABLE.

The property owner listed above is granted additional time to show progress.
 The compliance date has been extended to the next hearing date (see below).

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305



Hearing Date: **11/12/2015** Real estate affected: **613 W CHARLES ST**

Notes: Chuck Nelson said he has been waiting to hear from client on length of time extension Tabberson Architects should request at this hearing. Got an answer yesterday via email saying "the longer the better as we won't get an answer from the Federal govt. until next summer and the submission prepared by the lawyer need to be submitted between February and April, its a long process." Tabberson was not aware the client was on such an extended timetable. They issued drawings on August 20 for purposes of contractor bidding and building permits. Nelson sked for an extension of 8 months (next summer). Cheesman asked what Federal funds they were applying for. Nelson did not know. Nichols asked if design work was complete, Nelson said yes, for bidding purposes drawings were complete. Nichols asked how long Freedom Keys had owned property, Cheesman stated it was late July. Donald Norton approached and said we already have recieved bids from licensed contractors (Massiongale for Electric and HVAC, Jackson for Plumbing) for this work and submitted them to Natalie Mercier of Freedom Keys. Norton does not know if she has submitted the bids to the Federal Govt. Norton said he would talk with her this evening. Craig clarified that Freedom Keys purchased the property without knowing they would have funds to rehab? Nelson did not know. Freedom Keys is located in Embrun Ontario. Nichols said we need some conversation with the people making decisions at Freedom Keys. No one on the board is happy to hear this needs to go out another year and maybe we have the money for rehab and maybe we don't. Norton asked for a one month extension. Someone who can give more concrete information on this project including specifically what funding source and what work are you applying for, application date, award date, timeframe to complete project was requested to attend the Dec. 12 hearing. Continued to December 12.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **715 E CHARLES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **201508062**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the House located at 715 E CHARLES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/28/2015 and 05/29/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
SAUBERT ALFRED	2505 N RESERVE MUNCIE, IN 47303	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{7/9/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	08/13/2015	NOTIFY NEW OWNER OF UBHA ORDERS	DECIDED TO DEMOLISH
	08/13/2015	NOTIFY NEW OWNER OF NEXT HEARING	
	08/13/2015	TRANSFER DEED OR RECORD CONTRACT TO PURCHASE	
	09/10/2015	DETERMINE IF HARDEST HIT WILL ACCEPT PROPERTY	IF NOT OBTAIN DEMOLITION PERMIT
	11/12/2015	OBTAIN DEMOLITION PERMIT	
	11/12/2015	COMPLETE DEMOLITION	

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **811 E CHARLES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11596**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 811 E CHARLES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
MUNCIE PROPERTIES LLC	PO BOX 2443 Muncie, IN 47307	Owner
JP MORGAN CHASE	1111 POLARIS PARKWAY COLUMBUS, OH 43240-2050	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

Matt Norton obo Scott Stonebraker

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

Notes: Norton said this property has been discharged in bankruptcy. GBC said Muncie Properties administratively dissolved and no longer exists. CN said bring bankruptcy discharge papers should be turned into administrator.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **110 S CHERRY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08395**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the APARTMENT located at 110 S CHERRY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 06/25/2015 and 06/26/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
HEASTON JEFFREY L & ELIZABETH A	4929 E 1100 N ALEXANDRIA, IN 46001-8286	Owner
DEUTSCHE BANK TRUST CO. AMERICAS ATF RALI 2007-QS6	2255 N. ONTARIO ST #400 BURBANK, CA 91504	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Elizabeth and Jeff Heaston**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 12/10/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: Foreclosed, filed bankruptcy due to Mr. Heaston's accident, they have had no dealings with bulding for 3 or 4 years. They are trying to determine what their responsibility is for the building post-bankruptcy. Their bankrupcy attorney Mr. Zuckerberg talked to Megan Quirk, but Mrs. Heaston is still not sure what she needs to do. Zuckerberg said Mrs. Heaston needed to attend the hearing. Megan told Gretchen [via email] that the that owner should bring bankruptcy paperwork to hearing, and hearing authority would review and make determination on whether or not Heastons still own property. Mrs. Heaston presented a letter, showing Chapter 7 has been discharged, she has a thick file at home. Craig asked her to find paperwork that listed address of the property on it and bring it to him, Gretchen or Kathy before the next hearing. C to December 10

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **110 S CHERRY ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **310 S CHERRY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11610**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the OUTBUILDING AND REPAIR HOUSE located at 310 S CHERRY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 07/30/2015 and 07/31/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
AMERICAN EQUITY FUNDING INC. Ronald & Beth Kirk contract purchaser	7005 ALMA HWY VAN BUREN, AR 72956 310 S. Cherry Muncie, IN 47305	Owner Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{9/10/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
11/12/2015	OBTAIN UNSAFE BUILDING INSPECTION	
11/12/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **601 S COUNCIL ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08778**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE & OUTBUILDING located at 601 S COUNCIL ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 07/30/2015 and 07/31/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
COWAN ROBERT III	601 S Council St Muncie, IN 47305-2209	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{9/10/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
10/08/2015	OBTAIN UNSAFE BUILDING INSPECTION	
11/12/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1312 S. EBRIGHT**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08782**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the House and garage located at 1312 S. EBRIGHT, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 07/30/2015 and 07/31/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
SARTIN ARRETTA W, LIFE EST ALBERT MONTGOME	2204 N TURNER MUNCIE, IN 47303	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 8/13/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
10/08/2015	DEMOLISH BUILDING(S)	
10/08/2015	POST PERFORMANCE BOND \$150	
11/12/2015	OBTAIN DEMOLITION COST ESTIMATES	TAGGED AS EMERGENCY, MUST BE UNDER CONTACT BY NEXT HEARING OR CITY WILL DEMOLISH

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1011 S ELM ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13044**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1011 S ELM ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
REAL ESTATE INVESTMENTS INDIANA LLC	330 COCHITUATE RD #1911 Framingham, MA 01701	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1208 N ELM ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13045**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the GARAGE, REMOVE TRASH/DEBRIS located at 1208 N ELM ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
BOND TERESA C	1208 N ELM ST MUNCIE, IN 47303-3009	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Chris Bond**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	01/14/2016	OBTAIN UNSAFE BUILDING INSPECTION	FOR TRASH/DEBRIS AND GARAGE REPAIR

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Property cited for debris and mowing. Rehab order for garage plus remove debris. He has started and is making progress, plans to rehab one car garage. 4 studs need to be replaced at entrance door. He lives there. Said it would take a couple fo days to get work done. CN get inspection prior to next hearing.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2905 N ELM ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R02761**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE, GARAGE, SHED located at 2905 N ELM ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 02/27/2014 and 02/28/2014

Persons with substantial property interest in real estate affected

Name	Address	Interest
SECRETARY OF VETERANS AFFAIRS VA REGIONAL L	1240 E 9TH ST CLEVELAND, OH 44199	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/8/14} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
10/09/2014	SEE ORDER NOTES	MIDFIRST BANK, COMPLETE APPRAISAL AND MAKE DECISION ON RELEASE OF MORTGAGE LIEN
10/09/2014	SEE ORDER NOTES	JOHN BURRIS: DECIDE TO DEMOLISH OR DONATE PROPERTY TO CITY
11/13/2014	SEE ORDER NOTES	CONTACT CHRIS ALLEN AT 747-4825 TO DETERMINE IF PROPERTY WILL QUALIFY FOR HARDEST HIT FUNDS FOR DEMOLITION.
11/13/2014	SCHEDULED FOR DEMOLITION BY CITY	

New Orders:

RESCIND CIVIL PENALTY ISSUED 7-10-14, RECORDED AT 2014R11558) CONTINGENT ON PAYMENT OF DEMOLITION COSTS (POST HEARING NOTE: PAID 11-19-15)

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **540 S GHARKEY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11598**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the 2 HOUSES located at 540 S GHARKEY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
O'HEARN WARREN E	BASEMENT APT 3060 O ST. NW WASHINGTON, DC 20007	Owner
B & H INVESTMETNS	PO BOX 284 VAN WERT, OH 45891	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **JON ORLOSKY**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 10/8/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
11/12/2015	RECORD CONTRACT TO PURCHASE PROPERTY	

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: Jon Orlosky testified property was sold on contact to B & H Investments LLC an Ohio LLC that is not listed with Secretary of State in Ohio or Indiana. Suit started in July and tried to serve B & H at 4 separate addresses, none of which are good. Notice has been given through Star Press by publication at cost of \$2255. Earliest time Mr. O'Hearn could get default judgement to place full title back in his name and cancel the contract sales is December 28th, assuming no one appears to challenge the lawsuit. There are a total of 19 properties in several counties in the lawsuit. The owner is reluctant to invest in the properties until he has the title cleared. Orlosky has no knowege of the conditions of the individual properties. Orlosky thought they had an agreement between the parties in August but when presented with the agreement B & H refused to sign.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **540 S GHARKEY ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2213 E HARVARD AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05795**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the house located at 2213 E HARVARD AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 04/23/2015 and 04/24/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
A & G HOLDINGS C/O GRANT GORMAN	2415 S. RANGELINE RD ANDERSON, IN 46017	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

Action Taken: The order is: affirmed ^{5/14/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	06/11/2015	DEMOLISH BUILDING(S)	
	07/09/2015	SCHEDULED FOR DEMOLITION BY CITY	START DATE 7-6-15

New Orders:	Due Date	Hearing Order	Notes
	11/12/2015	SEE ORDER NOTES	RETURN BOND TO JP MORGAN CHASE BANK, PROPERTY SOLD AT SHERIFF SALE

MODIFIED TO REHAB ORDER.

Notes: Grant Gorman was present but had to leave before case was heard. Cody has inspected property and released. Bond can be refunded to bank.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1135 S HIGH ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R02466**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND OUTBUILDING located at 1135 S HIGH ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 02/26/2015 and 02/27/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
O'HEARN WARREN E	BASEMENT APT 3060 O ST. NW WASHINGTON, DC 20007	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
 was represented at this hearing by: **Matt Norton, Complete Property Care**
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 4/9/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	06/25/2015	OBTAIN BUILDING PERMITS	
	08/13/2015	PERFORMANCE BOND REVOKED	
	11/12/2015	SEE ORDER NOTES	ATTORNEY MUST ATTEND NEXT HEARING TO INFORM BOARD ON FORECLOSURE PROCEEDINGS AGAINST BH INVESTMENTS (IF APPLICABLE TO THIS PROPERTY).
	11/12/2015	OBTAIN UNSAFE BUILDING INSPECTION	
	11/12/2015	SEE ORDER NOTES	ADDRESS ZONING ISSUES

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: J Orlosky testified earlier that this property is not part of other O Hearn foreclosures pending against BH Investments. Cheesman said owner had civil penalty that was converted to \$250 bond. Bond was not paid and doubled at next hearing to \$500 in September--not posted. Clarified that this is not part of other O Hearn foreclosures. This had a fire several months ago. Bill and Ty G. have been to property for inspection. Notes indicate there is a zoning problem, Norton said the address had changed but did not know about zoning issues. 30 days to figure out what is going on, to get bond posted. CN will check on zoning issues. C 30

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1135 S HIGH ST**



Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **300 E HIGHLAND AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13033**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 300 E HIGHLAND AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
OWENS KRISTINA KAY	300 E HIGHLAND AVE MUNCIE, IN 47303-3029	Owner
MERS OBO FIST HORIZON HOME LOANS	PO BOX 2026 FLINT, MI 48501-2026	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1524 E HINES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12106**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1524 E HINES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
EQUITY TRUST COMPANY CUSTODIAN FBO JAY JACO	5105 E YOUNG RD BLOOMINGTON, IN 47408	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1600 E HINES ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12105**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 1600 E HINES ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
SHOEMAKER-BENNETT KIMBERLY	1704 N BRADY Muncie, IN 47303-3156	Owner
SPRINGLEAF FINANCIAL SVCS FKA AMERICAN GENERAL FINANCIAL	330 E MCGALLIARD MUNCIE, IN 47303	Mortgagee
PREMIER MORTGAGE FUNDING INC	2729 W ALBRIGHT RD KOKOMO, IN 46902	Mortgagee
AIKINS RENEE	PO BOX 241194 INDIANAPOLIS, IN 46224	Tax Sale Buyer

Findings

of Fact: Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1225 N HODSON AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2013R15643**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 1225 N HODSON AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
JOHNSON TRACIE	1212 BUNCH BLVD APT 20 MUNCIE, IN 47303	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Tracie Johnson**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	
	12/10/2015	BUDGET SCHEDULE TIMETABLE	
	12/10/2015	POST PERFORMANCE BOND \$150	

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: This was her family's home. She purchased it in tax sale. She intends to rehab the house and use it for a family home. BST, bond, inspection ordered prior to next hearing.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **415 W HOWARD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11593**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the house located at 415 W HOWARD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
PIERRE EVELYNE	11245 SW 166 TERRACE MIAMI, FL 33157-2721	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 10/8/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **514 E HOWARD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11595**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the COMMERCIAL BUILDING located at 514 E HOWARD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
WATSON NICOLE M L	1600 E. KOHLMETZ MUNCIE, IN 47303-2175	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Nicole Watson**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	CONTACT CRAIG NICHOLS TO SCHEDULE 765-747-7462
	12/10/2015	BUDGET SCHEDULE TIMETABLE	

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: This is a commercial building. Ms Watson said she has plans to put two businesses in the building, Beauty shop upstairs and Bail Bondsman downstairs. She has 2 estimates for roof work and Cody has inspected the building. She has photos of property. No debris or overgrowth around building. BST, CN can answer any questions, he'd like to go through the buidlng prior to asking for bond.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **514 E HOWARD ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **909 W HOWARD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11602**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 909 W HOWARD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/11/2015 and 05/12/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
MWC PROPS LLC	4777 SW HAMMOCK CREEK DR PALM CITY, FL 34990	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **DON NORTON**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/28/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: HAD WALKTHRU WITH BILL MORGAN AND HAS ESTIMATES FOR SOME OF THE WORK. NOT INCLUDED IN FIRST BST BUT IDENTIFIED AT WALKTHRU: NEW ROOF, KITCHEN CABINETS, NEW FURNACE AND DUCTWORK IN LIEU OF GAS STOVE. OWNER NOW INTENDS TO SELL INSTEAD OF REHAB. IT IS BOARDED. HAD ON SINCE APRIL NO PROGRESS. OUTSIDE ELECTRICAL SNORKEL AND SEWAGE IN CRAWLSPACE HAVE BEEN ADDRESSED, NOW CONNECTED TO CITY SEWER VIA NEW LINE NORTON IS AUTHORIZED TO MOW AND KEEP SECURE ONLY. CURRENT OWNER HAS OWNED FOR 2 YEARS, PURCHASED ON MLS. ASKED FOR 60 DAYS TO SELL. HAS CP THAT WAS WAS CONVERTED TO BOND AT SECOND HEARING.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **909 W HOWARD ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **611 E JACKSON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05796**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the REAR APARTMENT (611 1/2 E. JACKSON) located at 611 E JACKSON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 04/23/2015 and 04/24/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
O'HEARN WARREN	BASEMENT APT 3060 O ST. NW WASHINGTON, DC 20007	Owner
BH INVESTMENT PROPERTIES CONTRACT BUYER	PO BOX 284 VAN WERT, OH 45891	Other Party

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **JON ORLOSKY**
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/14/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:	Due Date	Description	OrderNotes
	06/11/2015	CONSULT WITH HIST. PRESERVATION OFFICER	
	08/13/2015	SEE ORDER NOTES	PAY PAST DUE TAXES AND SEWAGE CHARGES.
	08/13/2015	CONVERT CIVIL PENALTY TO PERF. BOND.	\$500.00

New Orders:

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Jon Orlosky testified property was sold on contact to B & H Investments LLC an Ohio LLC that is not listed with Secretary of State in Ohio or Indiana. Suit started in July and tried to serve B & H at 4 separate addresses, none of which are good. Notice has been given through Star Press by publicatino at cost of \$2255. Earliest time Mr. O'Hearn could get default judgement to place full title back in his name and cancel the contract sales is December 28th, assuming no one appears to challenge the lawsuit. There are a total of 19 properties in several counties in the lawsuit. The owner is reluctant to invest in the properties until he has the title cleared. Orlosky has no knowege of the conditions of the individual properties. Orlosky thought they had an agreement between the parties in August but when presented with the agreement B & H refused to sign.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **611 E JACKSON ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1125 S JEFFERSON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13035**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1125 S JEFFERSON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
QUIDIR CHRISTINE & ANDREW HESTON	1801 E 24th ST. MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	01/14/2016	OBTAIN FINAL DEMOLITION INSPECTION	
	01/14/2016	COMPLETE DEMOLITION	

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

Notes: FIRE AND METH HOUSE. OWNER HAS GOOD INSURANCE AND PLANS TO DEMOLISH AND GIVE LOT TO HER BROTHER WHO LIVES NEXT DOOR.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1300-1302 S JEFFERSON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05800**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 1300-1302 S JEFFERSON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DOUGLASS GARY	815 E. WILLARD MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/25/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1903 S JEFFERSON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08048**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the house located at 1903 S JEFFERSON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 05/28/2015 and 05/29/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
WILSON CHARLES E AND TONIA	3716 N WHEELING AVE MUNCIE, IN 47304-1766	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

Action Taken: The order is: affirmed 6/11/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	Order/Notes
09/10/2015	BUDGET SCHEDULE TIMETABLE	
11/12/2015	CONTACT G. CHEESMAN RE PERFORMANCE BOND REFUND	

New Orders:

Due Date	Hearing Order	Notes
11/12/2015	CONTACT G. CHEESMAN RE PERFORMANCE BOND REFUND	

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2023 S JEFFERSON ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R02447**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the GARAGE located at 2023 S JEFFERSON ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 11/27/2014 and 11/28/2014

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
MIFFLIN WILLIAM OSBORNE III	2023 S JEFFERSON ST MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{1/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
02/12/2015	SEE ORDER NOTES	ORDER WAS ORIGINALLY FOR GARAGE ONLY, HOUSE ADDED TO DEMOLITION ORDER.
03/12/2015	OBTAIN UNSAFE BUILDING INSPECTION	
07/09/2015	OBTAIN DEMOLITION PERMIT	GARAGE ONLY

New Orders:

Due Date	Hearing Order	Notes
12/10/2015	REMOVE TRASH AND DEBRIS	

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2900 S JEFFERSON ST (307 E 22ND)**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13036**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the REAR HOUSE (307 E 22nd) located at 2900 S JEFFERSON ST (307 E 22ND), Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
O'HEARN WARREN E	5602 NORTHGATE DR MONTCLAIR, VA 22025-1832	Owner
UNIVERSAL MORTGAGE CORP	12080 N CORPORATE PKWY MEQUON, WI 53092	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **Jon Orlosky**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 1/14/16 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

DONT AFFIRM ORDER UNTIL NEXT MONTH. ADDED TO AGENDA DUE TO OTHER O'HEARN PROPERTIES BEING ON AT THE SAME TIME. COMPLIANCE DATE IS IN DECEMBER.

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Jon Orlosky testified property was sold on contact to B & H Investments LLC an Ohio LLC that is not listed with Secretary of State in Ohio or Indiana. Suit started in July and tried to serve B & H at 4 separate addresses, none of which are good. Notice has been given through Star Press by publicatino at cost of \$2255. Earliest time Mr. O'Hearn could get default judgement to place full title back in his name and cancel the contract sales is December 28th, assuming no one appears to challenge the lawsuit. There are a total of 19 properties in several counties in the lawsuit. The owner is reluctant to invest in the properties until he has the title cleared. Orlosky has no knowege of the conditions of the individual properties. Orlosky thought they had an agreement between the parties in August but when presented with the agreement B & H refused to sign.
Continue to Jan 22

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2900 S JEFFERSON ST (307 E 22ND)**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1315 E KIRBY AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05804**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND OUTBUILDING located at 1315 E KIRBY AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
JAMES & GREYSON INC	1725 RIVER ANNAPOLIS, MD 21409	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/25/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
08/13/2015	PERFORMANCE BOND REVOKED	
09/10/2015	BOND DOUBLED SEE NOTES FOR AMOUNT	\$300
10/08/2015	PERFORMANCE BOND REVOKED	
11/12/2015	BUDGET SCHEDULE TIMETABLE	

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1317 E KIRBY AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05805**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 1317 E KIRBY AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 06/09/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
BEATTY KIMBERLY JAYNE	2401 N Walnut St Apt E-12 Muncie, IN 47303-2173	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/25/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
09/10/2015	DETERMINE IF HARDEST HIT WILL ACCEPT PROPERTY	
11/12/2015	OBTAIN DEMOLITION COST ESTIMATES	

New Orders:

The property owner listed above is granted additional time to show progress. The compliance date has been extended to the next hearing date (see below).

Notes: CONFIRMED AS HHF FILL IN. LHF.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 06/09/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1309 E KIRK ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11608**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE & GARAGE located at 1309 E KIRK ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 07/30/2015 and 07/31/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BUCHANAN HENRY T & TOSHA M	1309 E KIRK ST MUNCIE, IN 47303-3136	Owner
WILMINGTON FINANCE	401 PLYMOUTH RD STE 400 PLYMOUTH MEETING, PA 19462	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{9/10/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	POST PERFORMANCE BOND \$150	
	12/10/2015	SEE ORDER NOTES	CONTRACT WITH LICENSED METH. ABATEMENT FIRM
	12/10/2015	BUDGET SCHEDULE TIMETABLE	

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1810 S LIBERTY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R13443**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND GARAGE located at 1810 S LIBERTY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 11/27/2014 and 11/28/2014

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
COWAN DAVID LEE	1810 S LIBERTY MUNCIE, IN 47304	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{1/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
03/12/2015	BUDGET SCHEDULE TIMETABLE	
03/12/2015	OBTAIN UNSAFE BUILDING INSPECTION	
03/12/2015	POST PERFORMANCE BOND \$150	
08/13/2015	OBTAIN UNSAFE BUILDING INSPECTION	NEW PURCHASER SHOULD ALSO PARTICIPATE IN INSPECTION.

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **611 E LINDA LN**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11604**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND GARAGE located at 611 E LINDA LN, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
COLSTEN, MARY JAYNE, MAX ARTHUR COLSTEN, C	920 W JACKSON ST MUNCIE, IN 47305	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{11/12/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

MODIFY HOUSE TO DEMOLITION ORDER

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$3,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **112 N CHERRY**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13042**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 112 N CHERRY, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DEWEES DEVELOPMENT LLC	PO BOX 691 BARGERSVILLE, IN 46106	Owner
LINCOLN BANK C/O FIRST MERCHANTS BANK	PO BOX 792 MUNCIE, IN 47308	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
 was represented at this hearing by: **TIM FOLEY, REALTOR**
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	BUDGET SCHEDULE TIMETABLE	
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	Almost habitable. Needs 2 smoke detectors, complete roof and cosmetic work in progress, repair furnace.
	12/10/2015	POST PERFORMANCE BOND \$150	

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: SEE 424 W MAIN, SAME HEARING DATE

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **424 W MAIN ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2012R10232, 2015R13040**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the COMMERCIAL BUILDING located at 424 W MAIN ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
DEWEES DEVELOPMENT LLC	PO BOX 691 BARGERSVILLE, IN 46106	Owner
LINCOLN BANK	C/O FIRST MERCHANTS BANK PO BOX 792 MUNCIE, IN 47308	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

TIM FOLEY, REALTOR

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	
	12/10/2015	BUDGET SCHEDULE TIMETABLE	
	12/10/2015	POST PERFORMANCE BOND \$500	

The property owner listed above is granted additional time to show progress.

The compliance date has been extended to the next hearing date (see below).

Notes: Last hearing was in March of 2014 when it was discharged. The building has been vacant for approx. 10 years. CN said property was to be actively listed since it was discharged. Foley said he has had 20 showings in that time. F & C had offer to purchase contingent on tax credit award which did not happen. Foley has discussed with potential local developer experienced with apartment developments that is interested in the building due to having recently sold some other properties. The building was originally listed at over \$200,000 and the owner is now asking \$150 for 5000 SF. Board feels the building needs to be occupied soon. 10 years is a long time for a building to be empty. We don't want to start putting penalties on building that would hinder sale. BST, Bond (650 including house) Inspection to assess condition. Deb asked if F & C would reapply for tax credit?

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **424 W MAIN ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **610 W MAIN ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05808**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the house located at 610 W MAIN ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 04/30/2015 and 05/01/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
PENIDO ABNER	7533 E ENDEMONT CT ANAHEIM, CA 92808-1466	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 6/11/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

RESCIND CIVIL PENALTIES IMPOSED 6-11-15 (RECORDED AT 2015R11665) AND 7-9-15 (RECORDED AT 2015R12124) CONTINGENT ON SALE OF PROPERTY TO HABITAT FOR HUMANITY.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1804 S MAY AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R13445**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE AND GARAGE located at 1804 S MAY AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 11/27/2014 and 11/28/2014

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
COYKENDALL RALF W III	1401 S MAY AVE MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{1/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

Due Date	Description	OrderNotes
09/10/2015	COMPLETE REHABILITATION OBTAIN FINAL INSPECTIONS	

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **3005 S MONROE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12109**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the House located at 3005 S MONROE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BEATY WENDELL	9520 E 400 S SELMA, IN 47383	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	SEE ORDER NOTES	NEW OWNER WENDELL BEATY ORDERED TO ATTEND NEXT HEARING.

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

Notes: TRANSFERRED TO WENDELL BEATY PRIOR TO HEAIRNG BUT AFTER NOTICE DATE. COPY OF ORIGINAL NOTICE LETTER TO LEAH STEEL SENT WITH HEARING RECORD TO W. BEATY.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1204 S MOUND ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13031**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the House located at 1204 S MOUND ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
KWAN WILLIAM KEE & LISA YEE	60 GREENTREE LN APT 33 WEYMOUTH, MA 02190-2048	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1200 S MULBERRY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2014R12340**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the THREE APARTMENT BUILDINGS located at 1200 S MULBERRY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/30/2014 and 10/31/2014

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
FREEDOM KEYS INDIANA INVESTMENTS LP	163 FOREST LN, RR 1 EMBRUN, ON KOA IWO, CANADA	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{12/11/14} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	12/10/2015	BOND DOUBLED SEE NOTES FOR AMOUNT	BOND DOUBLED TO \$1000
	12/10/2015	PERFORMANCE BOND REVOKED	

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1209 S MULBERRY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11599**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 1209 S MULBERRY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
GUPTA VINOD C	17962 FOXBOROUGH LN BOCA RATON, FL 33496	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 5/28/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
07/09/2015	BUDGET SCHEDULE TIMETABLE	
07/09/2015	POST PERFORMANCE BOND \$150	
07/09/2015	OBTAIN UNSAFE BUILDING INSPECTION	

New Orders:

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1303 S MULBERRY ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R05812**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 1303 S MULBERRY ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
COWAN ROBERT III	601 S COUNCIL MUNCIE, IN 47305-2209	Owner
DEBRA FLOYD	1615 W 8TH ST #2 MUNCIE, IN 47302	Other Party

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{6/25/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:	Due Date	Description	OrderNotes
	08/13/2015	OBTAIN UNSAFE BUILDING INSPECTION	REORDER 9/10/15, 10/8/15, 11/12/15
	08/13/2015	POST PERFORMANCE BOND \$150	REORDER 9/10/15, 10/8/15, 11/12/15
	08/13/2015	BUDGET SCHEDULE TIMETABLE	REORDER 9/10/15, 10/8/15, 11/12/15
	09/10/2015	OBTAIN UNSAFE BUILDING INSPECTION	
	09/10/2015	BUDGET SCHEDULE TIMETABLE	
	09/10/2015	TRANSFER DEED OR RECORD CONTRACT TO PURCHASE	REORDER 9/10/15, 10/8/15, 11/12/15
	09/10/2015	POST PERFORMANCE BOND \$150	

New Orders:

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

Notes: Owner's child died prior to hearing.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1303 S MULBERRY ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2221 E PRINCETON AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11591**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the HOUSE located at 2221 E PRINCETON AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
NORTHWEST HOUSING FUND LLC	18300 Von Karman Ave Irvine, CA 92612-1057	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{10/8/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **504 S PROUD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13016**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the TRASH/DEBRIS located at 504 S PROUD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BONITA SMITHERS	223 E GILBERT MUNCIE, IN 47305	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

<input checked="" type="checkbox"/>	was present at the hearing	MIKE SMITHERS
<input type="checkbox"/>	was represented at this hearing by:	
<input type="checkbox"/>	was not present at the hearing.	
<input type="checkbox"/>	submitted a written statement	

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

Notes: GRETCHEN ASKED IF THERE WAS A METH LAB AT THE HOUSE, SMITHERS SAID NO. THE TRASH AND JUNK ARE GONE. RELEASE CONTINGENT ON FINAL INSPECTION.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2701 S VINE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R00888**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARAGE located at 2701 S VINE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 01/22/2015 and 01/23/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
GRAY JAMES LARAY	2701 S VINE MUNCIE, IN 47302-5232	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **James Laray Gray**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 4/9/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

OBTAIN INSPECTION PRIOR TO NEXT HEARING.

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

Notes: BST COULDNT BE LOCTED IN FILE. ROOF ON GARAGE IS COMPLETE, BACK OF GARAGE REPAIRED STUDS AND SILL PLATE WITH TREATED LUMBER, ALL STATE ELECTRICAL HAS BEEN TO HOUSE, PERMITS ISSUED INCLUDED BUIDLING FOR GARAGE, PLUS ELECTRIC FOR HOUSE, FRAMING HAS BEEN CHECKED OUT BY INSPECTOR, HOPES TO BE COMPLETE BY BEGINNING OF SPRING OR SUMMER. NEEDS GUTTERS AND FACIA. CN SOUNDS LIKE YOU ARE CLOSER TO DISCHARGE THAN YOU THINK, CALL FOR INSPECTION THIS WEEK. C JAN 14.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2701 S VINE ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2715 S VINE ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11590**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE AND GARAGE located at 2715 S VINE ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 05/12/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
SHREVES CHARLES	2918 S ELM MUNCIE, IN 47302	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- | | | |
|-------------------------------------|-------------------------------------|---------------------|
| <input type="checkbox"/> | was present at the hearing | ANNA SHREVES |
| <input checked="" type="checkbox"/> | was represented at this hearing by: | |
| <input type="checkbox"/> | was not present at the hearing. | |
| <input type="checkbox"/> | submitted a written statement | |

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 10/8/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: HOUSE IS OWNED BY MS. SHREVES UNCLE (CHARLES). SHE HAS HAD INSPECTIONS, PRESENTED BST AND POSTED BOND. INSPECTION REVEALED LESS WORK IS REQUIRED THAN THEY THOUGHT, UNDERSTANDS PERMIT PROCESS. CN RECOMMENDS 6 MOS.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 05/12/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1010 S WALNUT ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R02468**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the WEST COMMERCIAL BUILDING located at 1010 S WALNUT ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 02/26/2015 and 02/27/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
YORK ELAINE M SHERI YORK POA	PO BOX 117 YORKTOWN, IN 47396-0117	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

<input checked="" type="checkbox"/>	was present at the hearing	SHERI YORK
<input type="checkbox"/>	was represented at this hearing by:	
<input type="checkbox"/>	was not present at the hearing.	
<input type="checkbox"/>	submitted a written statement	

Action Taken: The order is: affirmed ^{4/9/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

Due Date	Description	OrderNotes
05/14/2015	SEE ORDER NOTES	TO ENTER INTO CONTRACT WITH REALTOR FOR SALE OF BUILDING

New Orders:

Notes: MS YORK SAID WAS ORDERED TO GET IT LISTED FOR SALE, IT WAS LISTED ON OCTOBER 5TH, BY TIM FOLEY, SMALL BUILDING TO THE EAST WAS DEMOLISHED, OVERGROWTH REMOVED. SHE PREFERS TO SELL BUT WOULD BE OPEN TO LEASING. HER UNDERSTANDING IS THAT THE EAST BUILDING WAS UNSAFE BUT THERE WAS CONCERN ABOUT THE LARGER GARAGE BUILDING BEING VACANT. IT HAS BEEN CLEANED OUT, HAS 3 PHASE POWER ELECTRICITY THAT HAS BEEN CHECKED OUT BY ELECTICIAN. ITS TAKEN AWHILE TO GET ON MARKET AS SHE HAD TO GET FUNDS TOGETHER FOR DUMSPTERS. CN SAID WE WOULD RELEASE PROPERTY AND GIVE HER TIME TO GET IT SOLD, IF NECESSARY SHE CAN BE RENOTICED AT A LATER DATE. DISCHARGED.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1400 S WALNUT ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R11589**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the COMMERCIAL BUILDING AND GARAGE located at 1400 S WALNUT ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 09/24/2015 and 09/25/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
SHAFIK JOSEPH	PO BOX 3054 MUNCIE, IN 47307	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/9/13} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$5,000 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2710 S WALNUT ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12112**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE, OUTBUILDING located at 2710 S WALNUT ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BARNES OSCAR L JR AND VIRGINIA M	2710 S Walnut St Muncie, IN 47302-5064	Owner
OLD KENT BANK	1830 EAST PARIS SE GRAND RAPIDS, MI 49546	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

No additional time has been granted to comply with the order.

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **2800 N WHEELING AVE**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R12113**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the GAS STATION located at 2800 N WHEELING AVE, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
A & S PETROLEUM LLC	3725 E Southport Rd Ste F Indianapolis, IN 46227-7816	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

A civil penalty has been imposed in the amount of \$5,000 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1619 E WILLARD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08072**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the COMMERCIAL BUILDING located at 1619 E WILLARD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
ORR SR BILLY J (DENISE R GUIDEN POA) & AUDREY	1231 S BROTHERTON DR MUNCIE, IN 47302	Owner
Z.B. STOKES JR. CONTRACT PURCHASER	914 E 1ST ST MUNCIE, IN 47302	Other Party

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing **DENISE GUIDEN**
 was represented at this hearing by:
 was not present at the hearing.
 submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/28/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

Notes: DENISE GUIDEN IS SISTER OF OWNER AUDREY. HAVE ELECTRICITY ESTIMATE BUT NO PERMIT YET. INTENDS TO REOPEN BUILDING AS CAR WASH. STLL WORKING ON CLEANING UP WOOD OUTSIDE. HAS HAD WALKTHRU WITH BILL. BST HAS NOT BEEN ORDERED, ONLY INSPECTION. GBC ASKED ABOUT COURT DATE IN OCTOBER RE ESTATE SETTLEMENT AND STATUS OF CONTRACT TO PURCHASE THE PROPERTY ENTERED INTO BY DECEASED BILLY ORR SR. CAROLYN GUIDEN APPROACHED AND SAID RON SMITH HAS NOT TOLD THEM RESULT OF 10/13/15 COURT HEARING ON ESTATE NOR IF THE HEIRS HAVE TO HONOR THE CONTRACT. CN WANTS TO DISCUSS WITH CITY ATTORNEY, GUIDENS SHOULD NOT INVEST MORE MONEY UNTIL THE MATTER IS SETTLED. C 60. LEAVE CONTACT INFO AND ATTORNEY NAME AND CN WILL CALL..

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **1619 E WILLARD ST**



City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the
Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **720 W WILLARD ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08393**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the COMMERCIAL BUILDING located at 720 W WILLARD ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 06/25/2015 and 06/26/2015

Date by which owner must comply with this order: 03/10/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
HEINTZELMAN HANS	103 S HIGH MUNCIE, IN 47305	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- | | | |
|-------------------------------------|-------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | was present at the hearing | HANS HIENZELMAN |
| <input type="checkbox"/> | was represented at this hearing by: | |
| <input type="checkbox"/> | was not present at the hearing. | |
| <input type="checkbox"/> | submitted a written statement | |

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{8/13/15} continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:	Due Date	Hearing Order	Notes
	03/10/2016	SEE ORDER NOTES	COMPLETE ELECTRICAL WORK.

The property owner listed above is granted additional time to comply with the order. The compliance date has been extended to the next hearing date (see below).

Notes: ALL WINDOWS HAVE BEEN REPAIRED 100-200 WINDOWS. LAST SCHEDULE WAS TO COMPLETE WINDOWS BY THIS HEARING AND ELECTRICAL IN 4 MORE MOS. BILL, TY AND AEP HAVE BEEN TO BUILDING. ELECTRICIAN IS BILL NEELY, THEY HAVE A PLAN FOR ELECTRICAL UPGRADE. WOULD LIKE A FEW MONTHS TO GET ELECTRICAL WORK DONE. BST, AND BOND HAVE BEEN POSTED. 4 MOS RECOMMENDED BY CN.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 03/10/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **316 S WILLOW RD**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R13018**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to rehabilitate the HOUSE located at 316 S WILLOW RD, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Rehabilitation Order**

Publication date of Order and Notice of Hearing: 10/29/2015 and 10/30/2015

Date by which owner must comply with this order: 12/10/2015

Persons with substantial property interest in real estate affected

Name	Address	Interest
BOAT DAVID SR & ROBERTA	316 S Willow Rd Muncie, IN 47304-4266	Owner
SABOCIK, JOSEPH & YVONNE	PO BOX 1024 PORTAGE, IN 46368	Mortgagee
PLANET HOME LENDING LLC	321 RESEARCH PARKWAY STE 303 MERIDEN, CT 06450	Mortgagee

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed 11/12/15 continued rescinded discharged, owner complied with order
 modified to demolition order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to comply with the order.

The compliance date has been extended to the next hearing date (see below).

A civil penalty has been imposed in the amount of \$2,500 for willful failure to comply with the order.

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 12/10/2015, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman

Unsafe Building Hearing Authority - Record of Hearing

4:00 PM City Hall Auditorium, City Hall | 300 N High Street | Muncie, IN 47305

Hearing Date: **11/12/2015** Real estate affected: **309 E WYSOR ST**



This document reflects action related to the original demolition/rehabilitate order recorded in the Office of the Delaware County Recorder under instrument **2015R08075**.

Findings of fact and action taken by the Unsafe Building Hearing Authority at the 11/12/2015 hearing relative to an order to demolish the COMMERCIAL BUILDING located at 309 E WYSOR ST, Muncie, IN issued by the Building Commissioner pursuant to the provisions of Indiana Code 36-7-9-1 through 28 and City of Muncie Code of Ordinances Title XV, Chapter 152, Division 3, Section 152.15 is noted below.

Inquiries regarding this document should be directed to Administrator, Unsafe Building Hearing Authority, Office of Community Development, City Hall, 300 N. High St., Muncie, IN 47305 Phone (765)747-4825

Order being reviewed: **Demolition Order**

Publication date of Order and Notice of Hearing: 05/14/2015 and 05/15/2015

Date by which owner must comply with this order: 01/14/2016

Persons with substantial property interest in real estate affected

Name	Address	Interest
JARNAGIN DOROTHY J	28132 CR 46A SORRENTO, FL 32776	Owner

Findings of Fact:

Proper notice of the order and this hearing relative to the order was given to all persons known or recorded with a substantial property interest in the real estate affected.

Evidence was presented by all persons present at the hearing who wished to be heard.

The property owner:

- was present at the hearing
- was represented at this hearing by:
- was not present at the hearing.
- submitted a written statement

The building is unsafe as alleged in the order being reviewed and said order is incorporated herein by reference.

Action Taken: The order is: affirmed ^{5/28/15} continued rescinded discharged, owner complied with order
 modified to rehabilitation order other

Past Due Orders:

New Orders:

The property owner listed above is granted additional time to show progress.
The compliance date has been extended to the next hearing date (see below).

This action was taken by a vote of 3 in favor, 0 opposed, passed by majority vote.

Next hearing on this order is scheduled for 01/14/2016, 4:00 PM, City Hall, 300 N. High Steet, Muncie, IN 47305

City of Muncie Unsafe Building Hearing Authority
Gretchen Cheesman, Administrator

This document will be recorded with the office of the Delaware County Recorder.

I affirm under penalty of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Gretchen Cheesman