

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** December 6<sup>h</sup>, 2018 3:00 PM

**Members Present:** Brad King, Jim Lee, Mike Cooper, Debra Malitz

**Members Absent:** n/a

**Staff Present:** Cortney Walker, and Rebecca Clark acting as Administrators; Megan Quirk, City Attorney, and Wendy Granger acting as Treasurer.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, December 6th, 2018 at 3:00 PM in the City Hall Auditorium of Muncie City Hall. Meeting called to order.

Hearing Authority members and City staff were introduced.

The procedure for hearing cases was explained.

Those in attendance were advised of the following:

- Findings of fact and action taken at this meeting will be mailed to owners and recorded in the office of the Delaware County Recorder and made a matter of public record.
- Owners can appeal the findings of fact and action taken to the Delaware County Circuit Court.
- Appeals must be initiated within ten days after the date of this hearing.

Those in attendance who participated in the hearing were sworn in.

Unsafe Cases:

1. **2011 E. 16TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
2. **804 806 W. ASHLAND** Motion to Release. Seconded and Motion passed unanimous vote.
3. **1419 S. COUNCIL ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

4. **2306 E. DEPAUW AVE.** Motion to affirm order. Owner trying to decide whether to rehab. or demolish property. Walk through is needed. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
5. **414 S. ELLIOTT ST.** Motion to affirm order. Pictures of property was emailed, and issues and rehab process has been explained. Application for Bldg. permit has been provided to owner. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
6. **424 S. ELLIOTT ST.** No one showed for property. Motion to affirm order. No contact from owner. Roof, and Foundation issues. House is Vacant & Blighted, with Debris. Property is eligible in tax sale. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
7. **426 S. ELLIOTT ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued 30 days; January 10th. Seconded and Motion passed unanimous vote.
8. **4412 W. GARVER DR.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Continued 30 days; January 10th. Seconded and Motion passed unanimous vote.
9. **1511 S. HACKLEY ST.** No one showed for property. Motion to affirm order. Property is unsecure, and needs to be boarded up. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
10. **2914 S. HACKLEY ST.** Motion to affirm order. Back porch caved in. Garage unsecured. Property left unsecured. Debris around property. Tax Sale eligible. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
11. **3003 S. HACKLEY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued 30 days; January 10th. Seconded and Motion passed unanimous vote.
12. **3005 S. LINDEN ST.** Motion to Release. Seconded and Motion passed unanimous vote.
13. **2818 S. MADISON ST.** No one showed for property. Motion to affirm order. Demolition permit has been pulled. Property passed first inspection. Continued for 30 days; January 10th to complete Demolition. Seconded and Motion passed unanimous vote.
14. **225 E. MEMORIAL DR.** No one showed for property. Motion to affirm order. Busted windows, Property left unsecured. Property Vacant with Tall grass. Property tax sale eligible.

Imposed \$3,000 Civil Penalty for failure to comply. Continued 30 days; January 10th.  
Seconded and Motion passed unanimous vote.

15. **1415 S. MONROE ST.** No one showed for property. Motion to affirm order. Severe damage from fire. Property has been left vacant, blighted, and unsecured. Imposed \$3,500 Civil Penalty for failure to comply. Continued 30 days; January 10th. Seconded and Motion passed unanimous vote.

16. **3214 S. PERSHING DR.** Motion to Release. Seconded and Motion passed unanimous vote.

17. **2306 E. PRINCETON AVE.** No one showed for property. Motion to affirm order. Property has Roof, Siding, & Window issues. Property has overgrowth, left vacant & Blighted. Imposed \$2,500 Civil Penalty for failure to comply. Continued 30 days; January 10th. Seconded and Motion passed unanimous vote.

18. **125 W. 5TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

19. **706 W. 5TH ST.** Motion to affirm order. Owner currently does not have finances to care for property. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

20. **1701 W. 6TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

21. **1705 W. 6TH ST.** Motion to affirm order. Health Dept. has case. Proper permits are needed before anyone can enter property. Property has a possible buyer. Seconded and Motion passed unanimous vote.

22. **1700 W. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

23. **2000 E. 8TH ST.** No one showed for property. Motion to affirm order. IDEM has hold on property. Still waiting for IDEM to release the hold. Continued for 60 days; February 14th. Seconded and Motion passed unanimous vote.

24. **2012 E. 13TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

25. **2107 E. 14TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

26. **1206 W. 15TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

27. **1612 W. 15TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

28. **1901 1905 E. 18TH ST.** No one showed for property. New owner as of 11/15/2018. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

28. **1201 E. 22ND ST.** No one showed for property. Motion to Release order & Civil Penalties. Seconded and Motion passed unanimous vote.

29. **713 W. ADAMS ST.** No one showed for property. Motion to affirm order. Pulled Electric Permit to turn on service. No bldg. permit or update on Property. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

30. **111 E. BERKLEY AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

31. **908 S. BLAINE ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

32. **101 N. BILTMORE** Motion to affirm order. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

33. **107 BLK N. BILTMORE** Motion to affirm order. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

34. **921 N. BRADY ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

35. **708 S. BURLINGTON DR.** Motion to affirm order. Owner applied for Bldg. permit. on 12/5/2018 & paid for permit on 12/6/2018. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

36. **800 S. CELIA AVE.** Motion to affirm order. Owner applied for Bldg. permit. More info. is still needed. Continued for 60 days; February 14th. Seconded and Motion passed unanimous vote.

37. **1708 E. CENTENNIAL AVE.** Motion to affirm order. Property did not pass the first Demolition inspection on 10/10/2018. The final inspection that was conducted on 12/5/2018 did not pass. Owner would like to keep driveway. Request to keep was granted by Building Commissioner R. Lorrison. Seconded and Motion passed unanimous vote.

38. \* **523 S. COUNCIL ST.**

39. **607 S. COUNCIL ST.** No one showed for property. Motion to affirm order. Owner was supposed to come to town, and start work on property. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

40. **2105 S. DELAWANDA** Motion to affirm order. Property was inspected on 10/10/2018. No plans for property. Property listed in tax sale. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

41. **511 S. ELLIOTT ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

42. **1220 S. ELM ST.** Motion to affirm order. Owner has issues with Roof, and Foundation. Property is vacant with no utilities. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

43. **2704 N. ELM ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

44. **1008 W. HAINES AVE.** No one showed for property. Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.

45. **1215 S. HOYT AVE.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

46. **603 E. JACKSON ST.** No one showed for property. Motion to affirm order. No permit has been pulled. Emailed owner, and owner is currently working on other properties. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.

47. **610 E. JACKSON ST.** Motion to affirm order. Walk Thru is needed. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
48. **3611 E. MANOR ST.** Motion to Release. Seconded and Motion passed unanimous vote.
49. **1810 1812 E. MEMORIAL DR.** Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
50. **1900 E. MEMORIAL DR.** Motion to affirm order. No permits have been pulled. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
51. **1902 E. MEMORIAL DR.** No one showed for property. Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
52. **2023 E. MEMORIAL DR.** No one showed for property. Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
53. **2812 N. MILTON ST.** No one showed for property. Motion to affirm order. Neighbors have phoned in complaints. Owner has applied for Bldg. permits on 12/6/2018. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
54. **2809 S. MONROE ST.** Motion to affirm order. Property was inspected on 10/9/2018. Progress has been made, but permits are needed. Owner is order to secure permits. Continued for 60 days; February 14th. Seconded and Motion passed unanimous vote.
55. **703 N. MULBERRY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
56. **814 N. MULBERRY ST.** Motion to Release. Seconded and Motion passed unanimous vote.
57. **2404 S. MULBERRY ST.** No one showed for property. Motion to affirm order. Imposed \$5,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
58. **3509 S. PENN ST.** Motion to affirm order. Property was inspected on 10/10/2018. Tires & Campers in the backyard. Front yard is rutted. Inspection conducted on 12/5/2018. Pictures in file. Continued January 10th. Seconded and Motion passed unanimous vote.
59. **611 S. PERSHING DR.** Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
60. **2004 N. PETTY RD.** Motion to affirm order. Owner has contract to complete work on Roof, and Gutters. Inspection was done 11/19/2018. Owner needs to secure permits. Continued for 60 days; February 14th. Seconded and Motion passed unanimous vote.

61. **414 S. PROUD ST.** Motion to affirm order. Owner wants Civil Penalty waived. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
62. **2908 N. RESERVE ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
63. **1109 W. REX ST.** Motion to Release. Seconded and Motion passed unanimous vote.
64. **1200 S. ROCHESTER** Motion to affirm order. Civil Penalty order has been rescinded. Continued for 60 days; February 14th. Seconded and Motion passed unanimous vote.
65. **714 E. SEYMOUR ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
66. **716 E. SEYMOUR ST.** No one showed for property. Motion to affirm order. Imposed \$500 Civil Penalty for failure to comply. Property placed on City Clean Up List. Seconded and Motion passed unanimous vote.
67. **720 E. SEYMOUR ST.** No one showed for property. Motion to affirm order. Imposed \$1,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
68. **2013 S. WALNUT ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
69. **2707 S. WALNUT ST.** No one showed for property. Motion to affirm order. Owner's sister emailed Building Commissioner's Office. Cleaning up property, and making necessary repairs. Continued for 30 days; January 10th. Seconded and Motion passed unanimous vote.
70. **800 N. WOLFE ST.** Motion to affirm order. Estate owns property. Property is still pending in litigations/foreclosure. Property kept secure. Property is currently vacant. Order to maintain up keep of property. Continued for 180 days; June 14th. Seconded and Motion passed unanimous vote.