

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: March 14th, 2019 3:00 PM

Members Present: Brad King, Debra Malitz, Mike Cooper,

Members Absent: Doug Marshall, Jim Lee

- **Staff Present:** Cortney Walker, & Rick Lorrison, as Administrators, Megan Quirk, City Attorney, and Kathy Carey, as Recording Secretary.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, March 14th, 2019 at 3:00 PM in the City Hall Auditorium of Muncie City Hall. Chairman Doug Marshall called the meeting to order.

Hearing Authority members and City staff were introduced.

The procedure for hearing cases was explained.

Those in attendance were advised of the following:

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

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

Unsafe Cases:

1. **618 W. 5TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.
2. **601 W. 6TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
3. **806 W. 7TH ST.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

4. **119 E. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; May 9th. Seconded and Motion passed unanimous vote.

5. **1516 E. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

6. **1518 E. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

7. **1520 E. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

8. **1909 W. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

9. **1000 W. 10TH ST.** No one showed for property. Motion to affirm order. Owner phone in for inspection on 3/4/2019. Owner has made progress. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

10. **1705 W. 11TH ST.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

11. **1913 W. 13TH ST.** Motion to affirm order. Owner called on 1/9/2019. Owner plans to Demolish property. Working on getting a contractor for the job. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.

12. **1919 W. 15TH ST.** No one showed for property. Motion to affirm order. Owner called on 3/4/2019. Owner will clear debris, and to combine parcels. Seconded and Motion passed unanimous vote.

13. **1923 W. 15TH ST.** No one showed for property. Motion to affirm order. Owner called on 3/4/2019. Owner will clear debris, and to combine parcels. Seconded and Motion passed unanimous vote.

14. **1900 BLK W. 17TH ST.** Motion to affirm order. Owner states that all trash and debris has been removed. Owner did not provide pics. inspection is needed. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

15. **1900 BLK W. 17TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

16. **2001 W. 17TH ST.** Motion to affirm order. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

17. **1708 E. 25TH ST.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

18. **1004 N. BELLAIRE AVE.** Motion to affirm order. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

19. **211 N. CALVERT AVE.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

20. **108 E. COLUMBUS AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

21. **3801 ADJ W. EWING DR.** No one showed for property. Motion to affirm order. Imposed \$1,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

22. **1901 N. GARNET AVE.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

23. **2217 N. GARNET AVE.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

24. **1000 N. GAVIN ST.** Motion to Release. Seconded and Motion passed unanimous vote.

25. **1404 N. GRANVILLE AVE.** Motion to affirm order. Owner is possibly planning to Demolish property. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
26. **1225 N. HODSON AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
27. **1205 S. HOYT AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
28. **1215 S. HOYT AVE.** No one showed for property. Motion to affirm order. Imposed \$3,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
29. **1620 S. HOYT AVE.** No one showed for property. Motion to affirm order. Imposed \$5,000 for failure to comply. Property placed on City Clean Up List. Seconded and Motion passed unanimous vote.
30. **2403 W. JACKSON ST.** Motion to Affirm Order & Administratively Enforce. Seconded and Motion passed unanimous vote.
31. **2008 N. JANNEY AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
32. **1408 N. JEFFERSON ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
33. **1109 E. KIRBY AVE.** No one showed for property. Motion to affirm order. Owner has repair man working on property. Owner was informed that he needs to call for progress inspection. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
34. **923 W. MAIN ST.** Motion to affirm order. Property was inspected, and City boarded up property. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
35. **520 N. MANHATTAN AVE.** Motion to Release. Seconded and Motion passed unanimous vote.

36. **800 W. MEMORIAL DR.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Property placed on City Clean up List. Seconded and Motion passed unanimous vote.

37. **1912 E. MEMORIAL DR.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

38. **2820 S. MONROE ST.** Motion to Release. Seconded and Motion passed unanimous vote.

39. **2706 S. MULBERRY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

40. **1318 E. RUSSEY ST.** Motion to affirm order. Owner has pulled Demolition permit on 3/5/2019. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.

41. **417 S. VINE ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

42. **2812 S. WALNUT ST.** No one showed for property. Motion to affirm order. Imposed \$1,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

43. **3707 E. WILSON RD.** No one showed for property. Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.

44. **2315 N. WOLFE ST.** Motion to affirm order. Owner has called and scheduled inspection. Owner plans to rehab property. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

45. **519 & 521 E. WYSOR ST.** Motion to affirm order. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

46. **706 W. 5TH ST.** Motion to affirm order. No update on property at this time. City plans to Demolish Garage. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

47. **1305 E. 5TH ST.** Motion to affirm order. Call was placed to owner on 3/8/2019. Owner has maintained in keeping property secured and cleaned. Owner is planning to repair roof. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

48. **1705 W. 6TH ST.** Motion to affirm order. Health Dept. has an order. Owner has a company willing to buy/repair property. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

49. **2000 E. 8TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

50. **804 W. 11TH ST.** Motion to affirm order. Walk through was conducted on 1/7/2019. Owner was informed on what still needed to be repaired. New owner obtained property on 3/14/2019. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

51. **202 E. 13TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

52. **812 W. 14TH ST.** Motion to affirm order. Owner is in process of selling property. Property needs to be Re-Tagged. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.

53. **1701 E. 16TH ST.** Motion to affirm order. Order is within days of expiration. No Action taken. Seconded and Motion passed unanimous vote.

54. **906 W. 18TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

55. **1901 1905 E. 18TH ST.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.

56. **1500 E. 20TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

57. **215 E. 21ST. ST.** Motion to affirm order. Demolition Permit pulled on 1/10/2019. Waiting to tear down once Gas lines have been taken care of. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.

58. **713 W. ADAMS ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

59. **520 N. BAUER ST.** Motion to affirm order. No update at this time. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
60. **2402 S. BEACON ST.** No one showed for property. Motion to affirm order. Owner is in process of getting a Demolition permit, followed by obtaining a Building permit to rebuild on the same foundation. Continued for 60 days; May 9th to complete the Demolition. Seconded and Motion passed unanimous vote.
61. **107 BLK N. BILTMORE AVE.** Motion to affirm property. Owner is working on a possible sale of the property. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
62. **800 S. CELIA AVE.** Motion to Modify to Rehab & Administratively Enforce. Seconded and Motion passed unanimous vote.
63. **1011 N. CENTRAL AVE.** Motion to affirm order. Owner provided pictures of the property showing proof of progress. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
64. **1419 S. COUNCIL ST.** Motion to affirm order. Property was inspected on 2/7/2019. Many repairs need to be completed. Property still needs to be repaired. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
65. **2105 S. DELAWANDA AVE.** Motion to affirm order. Property is entered in the 2019 Tax Sale. Property will possibly have a new owner. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
66. **2306 E. DEPAUW AVE.** Motion to Modify to Rehab & Administratively Enforce. Seconded and Motion passed unanimous vote.
67. **2317 S. EBRIGHT ST.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
68. **414 S. ELLIOTT ST.** Motion to affirm order. Owner has submitted a Building Permit application. Owner plans to rehab property. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
69. **1220 S. ELM ST.** Motion to affirm property. Owner has a interested buyer for property. No action has been taken at this time. Seconded and Motion passed unanimous vote.
70. **4412 W. GARVER DR.** Motion to affirm order. Owner plans to sell the property. Owner would like for property status to change to Rehab. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.

71. **2914 S. HACKLEY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
72. **3018 S. HACKLEY ST.** Motion to affirm order. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
73. **603 E. JACKSON ST.** Motion to affirm order. Demolition Permit pulled on 2/25/2019. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
74. **619 E. JEFFERSON ST.** Motion to affirm order. Demolition Permit pulled on 2/21/2019. Continued for 60 days; May 9th to Complete Demolition. Seconded and Motion passed unanimous vote.
75. **1817 W. MEMORIAL DR.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
76. **1900 E. MEMORIAL DR.** Motion to affirm order. Property has new owner-Carl Long. Demolition Permit pulled on 2/21/2019. Continued for 60 days; May 9th to Complete Demolition. Seconded and Motion passed unanimous vote.
77. **2812 N. MILTON ST.** Motion to Administratively Enforce Order. Seconded and Motion passed unanimous vote.
78. **2809 S. MONROE ST.** No one showed for property. Motion to affirm order. Owner has been working on cleaning the property. Owner is struggling with hiring an contractor. Continued for 30 days; April 11th to make progress.
79. **2814 S. PERSHING DR.** Motion to affirm order. Owner has not made much progress due to weather. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
80. **2004 N. PETTY RD.** Motion to Release. Seconded and Motion passed unanimous vote.
81. **1900 E. PRINCETON AVE.** No one showed for property. Motion to affirm order. Imposed \$1,000 for failure to comply. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
82. **2306 E. PRINCETON AVE.** No one showed for property. Motion to affirm order. Mortgage Company has recently become the owner of property. The Company plans to Rehab property once Bankruptcy hearing is completed. Continued for 90 days; June 13th. Seconded and motion passed unanimous vote.
83. **414 S. PROUD ST.** Motion to affirm order. Property has been placed on the 2019 Tax Sale. Owner also, has a possible buyer for property. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.

84. **3508 E. RACE ST.** Motion to Modify to Rehab & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
85. **1200 S. ROCHESTER AVE.** No one showed for property. Motion to affirm order. Imposed \$5,000 for failure to comply. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
86. **708 E. SEYMOUR ST.** No one showed for property. Motion to affirm order. Demolition Permit pulled on 2/12/2019. Continued for 60 days; May 9th to Complete Demolition. Seconded and Motion passed unanimous vote.
87. **234 N. VINE ST.** Motion to affirm order. Continued for 30 days; April 11th. Seconded and Motion passed unanimous vote.
88. **1909 S. WALNUT ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
89. **2707 S. WALNUT ST.** No one showed for property. Motion to affirm order. Owner's Sister has emailed the Building Commissioner's office. Slow progress in cleaning property. More time is needed. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.
90. **117 S. COUNCIL ST.** Motion to affirm order. Property is a Historic Bldg. Michael Wolfe came to represent property. Continued for 60 days; May 9th. Seconded and Motion passed unanimous vote.