

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** May 9th, 2019 3:00 PM

**Members Present:** Brad King, Doug Marshall, Jim Lee

**Members Absent:** Michael Cooper, Debra Malitz

**Staff Present:** Cortney Walker & Rick Lorrison acting as Administrator; Megan Quirk, City Attorney, and Wendy Granger acting as Recording Secretary

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, May 9th, 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. **221 E. 6TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.
2. **1929 W. 8TH ST.** No one showed for property. Motion to affirm order. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.
3. **1913 W. 15<sup>TH</sup> ST.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

4. **1919 W. 15<sup>TH</sup> ST.** Motion to Affirm Order. Owner working on getting garage removed. Owner needs to complete demolition and call office for final inspection. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
5. **1923 W. 15<sup>TH</sup> ST.** Motion to Affirm Order. Owner working on removing stairs, and debris. Owner needs to complete demolition and call office for final inspection. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
6. **1701 E. 16<sup>TH</sup> ST.** Motion to Affirm Order. Owner is aware of the issues, and has not called in for progress inspection. Owner will need to call office for inspection. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
7. **1812 E. 25<sup>TH</sup> ST.** Motion to Affirm Order. Owner has sold property, and was recorded on 5/9/2019. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
8. **3100 N. BUCKLES ST.** Motion Affirm Order. Owner states that he is working on house. Garage is holding water at this time. Owner needs to call office for progress inspection. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
9. **610 S. COUNCIL ST.** Motion to Affirm Order. Owner has made some progress, and is thinking about selling property. Owner needs to call in for progress inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
10. **1114 S. ELM ST.** Motion to Release. Seconded and Motion passed unanimous vote.
11. **1621 S. ELM ST.** Motion to affirm order. Owner is planning to make necessary repairs. Owner needs to call office for a progress inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
12. **2110 E. HIGHLAND AVE.** No one showed for property. Motion to affirm order. Imposed \$500 Civil Penalty for failure to comply. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
13. **305 N. HOLLAND ST.** No one showed for property. Motion to Affirm Order. Owner is making progress. Needs a little more time to be compliant. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
14. **1219 W. JACKSON ST.** Motion to Release. Seconded and Motion passed unanimous vote.
15. **2023 S. JEFFERSON ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
16. **1806 S. LUICK AVE.** Motion to Release. Seconded and Motion passed unanimous vote.

17. **907 S. MACEDONIA AVE.** Motion to affirm. Owner was addressed via phone on 3/14/19. Needs to purchase a Bldg. permit and clean up property. Needs to call office for progress inspection. Continued for 60 days; July 11th. Seconded and Motion passed unanimous vote.

18. **2502 S. MACEDONIA AVE.** Motion to affirm order. Owner has made some progress. Owner needs to call in for inspection. Continued for 60 days; July 11th. Seconded and Motion passed unanimous vote.

19. **2022 S. MULBERRY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

20. **2007 S. PERSHING AVE.** No one showed for property. Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.

21. **418 S. TILLOTSON AVE.** Motion to Release. Seconded and Motion passed unanimous vote.

21. **1901 N. WALNUT ST.** Motion to affirm order. Owner requested a progress inspection but failed to obtain permits. Owner needs to purchase proper permits, and call office for a progress inspection. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

22. **322 E. WASHINGTON ST.** No one showed for property. Motion to Affirm Order. MRC is awaiting approval from the State to demolish property. Approval from State will take some time. Continued for 120 days; October 10<sup>th</sup>. Seconded and Motion passed unanimous vote.

23. **605 E. WYSOR ST.** No one showed for property. Motion to affirm order. City has boarded up property. Potential buyer is interested in property. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

24. **1305 E. 5TH ST.** Motion to affirm order. Owner was informed what needed to be completed after court hearing. Owner was advised to call office for progress inspection. Continued for 60 days; June 13th. Seconded and Motion passed unanimous vote.

25. **601 W. 6<sup>TH</sup> ST.** Motion to Affirm Order. Owner has stated that he has a dumpster coming to property. Owner advised to call office for progress inspection. Continued for 60 days; July 11. Seconded and Motion passed unanimous vote.

26. **1502 W. 6<sup>TH</sup> 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.

27. **1705 W. 6TH ST.** Motion to affirm order. Owner has not organized any plans for UBHA or hired a contractor. Owner was advised to call office for progress inspection. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

28. **218 E. 7TH ST.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

29. **119 E. 8TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

30. **1000 W. 10TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

31. **1927 E. 17TH 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.

32. **2001 W. 17TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

33. **215 E. 21ST. ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

34. **2402 S. BEACON ST.** Motion to Affirm order. Owner submitted progress pictures via email. Needs additional time to complete demolition. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.

35. **813 N. BELLAIRE AVE.** 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.

36. **107 BLK N. BILTMORE AVE.** Motion to Affirm Order. Owner in progress of having someone to remove the mobile home. Owner in need of more funds to complete. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous.

37. **307 N. CLAYPOOL RD.** Motion to Release. Seconded and Motion passed unanimous vote.

38. **108 E. COLUMBUS AVE.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

39. **117 S. COUNCIL ST.** No one showed for property. Motion to Modify to Rehab Order. Continued for 30 days; June 13<sup>th</sup>. To obtain proper time schedule for rehab. Seconded and Motion passed unanimous vote.

40. **1415 S. COUNCIL ST.** No one showed for property. Motion to affirm order. Imposed \$1,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

41. **1616 E. DARTMOUTH AVE.** Motion to Affirm Order. Owner resides on premises. Needs to call office for progress inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.

42. **2105 S. DELAWANDA AVE.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

43. **2211 S. DELAWANDA AVE.** No one showed for property. Motion to affirm order. Imposed \$500 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

44. **2317 S. EBRIGHT ST.** Motion to release. Seconded and Motion passed unanimous vote.

45. **414 S. ELLIOTT ST.** Motion to Affirm Order. Owner was informed what needs to be done to property after the court hearing. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.

46. **1100 1102 N. ELM ST.** No one showed for property. Owner phoned in and stated that she is in the process of hiring a new property manager. Owner lives out-of-town. Continued for 30 days: June 11<sup>th</sup>. Seconded and Motion passed unanimous vote.

47. **1104 1106 N. ELM ST.** No one showed for property. Owner phoned in and stated that she is in the process of hiring a new property manager. Owner lives out-of-town. Continued for 30 days: June 11th. Seconded and Motion passed unanimous vote.

48. **2000 S ELM ST.** Motion to Modify Order to Rehab & Administratively Enforce. Release of Civil Penalties. Seconded and Motion passed unanimous vote.

49. **2217 N. GARNET AVE.** No one showed for property. Motion to affirm order. Imposed \$500 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.

50. **4412 W. GARVER DR.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.

51. **1404 N. GRANVILLE AVE.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.

51. **2405 S. HACKLEY 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.

52. **1910 E. HIGHLAND ST.** No one showed for property. Motion to affirm order. Imposed \$1,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

53. **500 BLK W. HOWARD ST.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

54. **2008 N. JANNEY AVE.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

55. **619 N. JEFFERSON ST.** Motion to Release. Seconded and Motion passed unanimous vote.

56. **1408 N. JEFFERSON ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

57. **1022 E. KIRBY 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.

58. **1109 E. KIRBY AVE.** No one showed for property. Motion to Affirm Order. Property is ready for final inspection. Owner needs to call office for final inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.

59. **3400 S. MADISON 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.

60. **514 W. MAIN ST.** Motion to Release. Seconded and Motion passed unanimous vote.

61. **800 W. MEMORIAL DR.** Motion to Release Order & Civil Penalty. Seconded and Motion passed unanimous vote.

62. **1817 W. MEMORIAL DR.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

63. **1900 E. MEMORIAL DR.** Motion to affirm order. New owner needs to call office for progress inspection. Continued for 30 days; June 13th. Seconded and Motion passed unanimous vote.

64. **2706 S. MULBERRY ST.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.

65. **2814 S. PERSHING DR.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.
66. **1900 E. PRINCETON AVE.** No one showed for property. Motion to affirm order. Imposed \$2,000 Civil Penalty for failure to comply. Property placed on City Demolition List. Seconded and Motion passed unanimous vote.
67. **414 S. PROUD ST.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.
68. **1200 S. ROCHESTER AVE.** 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.
69. **1318 E. RUSSEY ST.** No one showed for property. Motion to affirm order. Owner passed first progress inspection. Waiting for remaining dirt to complete demolition. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
70. **1510 E. RUSSEY ST.** Motion to Affirm Order. General Contractor was present to explain what needs to be completed. Owner needs to call office for progress inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
71. **708 E. SEYMOUR ST.** No one showed for property. Motion to affirm order. Owner has almost completed demolition. Owner needs additional time to complete. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
72. **800 N. TURNER ST.** Motion to affirm order. Owner is not planning to sell property. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
73. **234 N. VINE ST.** No one showed for property. Motion to affirm order. Electrical Contractor has been hired, and contacted office to find out what electrical issues need to be addressed. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
74. **2707 S. WALNUT ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
75. **3602 S. WALNUT ST.** Motion to Affirm Order. Owner plans to demolish existing property, and rebuild new. Owner needs to obtain proper permits. Continued for 60 days; July 11<sup>th</sup>. Seconded and Motion passed unanimous vote.
76. **1114 E. WILLARD ST.** Case was pulled from agenda for various reasons or re-scheduled for later date. Seconded and Motion passed unanimous vote.

77. **519 & 521 E. WYSOR ST.** Motion to Affirm Order. Owner needs to become compliant. Owner needs to call office for progress inspection. Continued for 30 days; June 13<sup>th</sup>. Seconded and Motion passed unanimous vote.