

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** November 8th, 2018 3:00 PM

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

**Members Absent:** n/a

**Staff Present:** Cortney Walker, and Rick Lorrison acting as Administrators; Secretary; Megan Quirk, City Attorney, and Cortney Walker acting as Treasurer.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, November 8th, 2018 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. **1305 E. 5TH ST.** No one showed for property. Motion to affirm order. Property under new ownership as of 8/2018. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

2. **804 W. 11TH ST.** No one showed for property. Motion to affirm order. Property under new ownership as of 9/2018. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

3. **906 W. 18TH ST.** No one showed for property. Motion to affirm order. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

4. **1901 1905 E. 18TH ST.** No one showed for property. Motion to affirm order. Property has been cleaned. Owner plans to either sell or rehab. Continued 30 days; December 6th. Seconded and Motion passed unanimous vote.
5. **1900 E. MEMORIAL DR.** Motion to affirm order. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.
6. **701 N. MULBERRY ST.** No one showed for property. Motion to affirm order. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.
7. **623 E. WILLARD ST.** No one showed for property. Motion to affirm order. Owner is having manager look over property. Owner plans to make repairs, and possibly sell the property. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
8. **2808 W. JACKSON ST.** Motion to Release. Seconded and Motion passed unanimous vote.
9. **1316 E. 1ST. 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.
10. **1618 E. 2ND 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.
11. **1722 W. 6TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
12. **1605 W. 7TH 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.
13. **2401 W. 10TH ST.** No one showed for property. Motion to affirm order. Imposed \$1,000 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
14. **1122 W. 11TH 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.
15. **3306 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.

16. **1500 E. 20TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

17. **1501 E. 20TH 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.

18. **1503 E. 20TH ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

19. **215 E. 21ST. ST.** No one showed for property. Motion to affirm order. Owner pulled Demolition permit, and has started work. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

20. **1201 E. 22ND ST.** Motion to affirm order. Demolition permit was pulled in August. Owner states that property has been Demolished. No inspection has been conducted. Owner needs to call and schedule an inspection. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.

21. **1816 E. 24TH ST.** Motion to Release. Seconded and Motion passed unanimous vote.

22. **713 W. ADAMS ST.** No one showed for property. Motion to affirm order. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.

23. **520 N. BAUER ST.** Motion to affirm order. Deal with Contractor has fallen through. Property still needs Demolition Order and call for inspection. Demolition permit needs to be renewed. Continued for 60 days; December 6th. Seconded and Motion passed unanimous vote.

24. **2402 S. BEACON ST.** Motion to affirm order. Owner had pictures of property submitted. Pictures show how property has been cleaned. Submitted pictures through email, and listed notes on current updates. Owner needs to call in for inspection. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

25. **101 N. BILTMORE** Motion to affirm order. Owner has not filed and paid for a permit as to date. Owner has not called in for inspection. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.

26. **107 BLK N. BILTMORE** Motion to affirm order. No updates from Owner at this time. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.

27. **2007 S. BILTMORE** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Owner has no updates or permits have been pulled at this time. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

28. **708 S. BURLINGTON AVE.** Motion to affirm order. Carl Long (new owner) requested an inspection, but inspector will not conduct the inspection until the proper permits have been pulled. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.
29. **1305 S. BURLINGTON** No one showed for property. Motion to affirm order. Owner is making progress on property. Owner needs 60 more days. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
30. **800 S. CELIA AVE.** Motion to affirm order. Owner has not applied for Bldg. permit, nor has permit been issued. Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.
31. **1007 W. CHARLES ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property has been placed on City Demolition List. Seconded and Motion passed unanimous vote.
32. **115 S. COUNCIL ST.** Motion to affirm order. Attorney will be bringing the Demolition Contract. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
33. **723 S. COUNCIL ST.** No one showed for property. Motion to affirm order. Imposed \$5,000 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
34. **2317 S. EBRIGHT ST.** Motion to affirm order. Owner has failed to call in for inspection. No update on progress. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
35. **410 E. GILBERT ST.** Motion to affirm order. Attorney has called and the \$3,000 Civil Penalty has been rescinded. Owner plans to rehab. property. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
36. **2009 E. HARVARD AVE.** No one showed for property. Motion to affirm order. Imposed \$3,500 Civil Penalty for failure to comply. Property has been placed on City Demolition List. Seconded and Motion passed unanimous vote.
37. **2013 E. HARVARD AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 60 days; November 8th. Seconded and Motion passed unanimous vote.
38. **415 W. HOWARD ST.** Motion to affirm order. Owner has someone willing to complete the work. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
39. **716 718 W. HOWARD ST.** Motion to Release. Seconded and Motion passed unanimous vote.

40. **1620 S. HOYT AVE.** No one showed for property. Motion to affirm order. Property's condition has gotten worst. Vehicles on property are in violation of City Ordinance. Order has been put in place to remove vehicles off property. Imposed \$5,000 Civil Penalty for failure to comply. Property has been placed on City Clean Up List. Seconded and Motion passed unanimous vote.
41. **619 N. JEFFERSON ST.** Motion to affirm order. Owner has submitted an update, and insurance report. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.
42. **2107 S. JEFFERSON 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.
43. **2809 S. JEFFERSON ST.** Motion to Modify to Rehab Order & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
44. **4600 & 4602 S. MADISON ST.** Motion to Modify to Rehab Order & Administratively Enforce Order. Property has been sold to Trucking Company. Company plans to demolish all property and create parking lot. Seconded and Motion passed unanimous vote.
45. **4608 S. MADSION ST.** Motion to Modify to Rehab Order & Administratively Enforce Order. Seconded and Motion passed unanimous vote.
46. **918 E. MAIN ST.** Motion to Release. Seconded and Motion passed unanimous vote.
47. **1512 E. MAIN 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.
48. **2002 S. MAY 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.
- \*49. **915 E. MEMORIAL DR.**
50. **917 W. MEMORIAL DR.** Motion to Release. Seconded and Motion passed unanimous vote.
51. **622 S. MOUND ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Property place on City Demolition List Seconded and Motion passed unanimous vote.
52. **2814 S. PERSHING DR.** Motion to affirm order. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

53. **2004 N. PETTY RD.** Motion to affirm order. Owner needs to call in final inspection. Neighbors still concerned about bushes on corner (line of sight issue). Continued for 30 days; December 6th. Seconded and Motion passed unanimous vote.

54. **3508 E. RACE ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 Civil Penalty for failure to comply. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

55. **708 E. SEYMOUR ST.** Motion to affirm order. Demolition permit has not been pulled. Continued for 60 days; January 10th. Seconded and Motion passed unanimous vote.

56. **611 N. WALDEMERE** 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.