

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** September 12<sup>th</sup>, 2019 3:00 PM

**Members Present:** Brad King, Jim Lee, Edmond Davis

**Members Absent:** Debra Malitz & Doug Marshall, Mike Cooper

**Staff Present:** Rick Lorrison, Administrators, Cortney Walker Recording Secretary, and Megan Quirk, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, September 12th 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:

0. **1225 W. KILGORE AVE.** *Motion to Affirm Emergency Demolition by the City. Neighbor Larry Delaney appeared for hearing. Seconded and Motion passed unanimous vote.*

1. **215 215 1/2 E. 8TH ST.** Motion to Affirm Order. Owner appeared for hearing. Progress inspection made on 9/10/19. Owner ordered to secure a Demolition permit for Garage. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

2. **313 W. 10TH ST.** Motion to Affirm order. Motion to Release Order. Seconded and Motion passed unanimous vote.

3. **2512 W. 11TH ST.** Motion to Affirm order. Owner appeared for hearing. Owner ordered to show progress at the next hearing. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
4. **1801 E. 13TH ST.** Motion to Affirm. Owner appeared for hearing. Owner ordered to call for a progress inspection. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
5. **2210 E. 18TH ST.** Motion to Affirm Order. Owner was represented by Walter Jones. Owner in process of rehabbing property. Owner provided pictures of progress. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
6. **1508 E. 20TH ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
7. **1407 E. BUTLER ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 60 days; December 14th. Seconded and Motion passed unanimous vote.
8. **613 W. CHARLES ST.** Motion to affirm order. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.
9. **608 W. CROMER AVE.** Motion to affirm order. Owner was represented by Real Estate Agent JoAnn Davis. Representative provided bids to the bank to Demolish property. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
10. **401 N. EASTWOOD DR.** No one showed for property. Motion to affirm order. Imposed \$3,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
11. **2008 S. EBRIGHT ST.** Motion to affirm order. Owner and renter Wendy Moore appeared for hearing. Owner had Masiongale complete the Electrical work on the property. A electrical permit was not pulled. The renter spoke in opposition of the property. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.
12. **2317 S. EBRIGHT ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
13. **1801 S. ELM ST.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

14. **1622 1624 S. FRANKLIN ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
15. **1210 S. FULLHART DR.** Motion to affirm order. Motion to Release Order. Seconded and Motion passed unanimous vote.
16. **2405 S. HACKLEY ST.** Motion to affirm order. New Owner, Cindy Link appeared for hearing. Mrs. Link purchased the property on 9/12/19. Owner was ordered to provide steps of completion at next hearing. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
17. **1606 E. HINES ST.** No one showed for property. Motion to affirm order. Current owner is deceased. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
18. **622 W. HOWARD ST.** Motion to affirm order. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
19. **2724 S. HOYT AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
20. **2003 S. JEFFERSON ST.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
21. **2810 E. LIBERTY ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
22. **1704 N. MACEDONIA AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
23. **2206 N. MACEDONIA AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 90 days; December 12th. Seconded and Motion passed unanimous vote.
24. **2412 N. MACEDONIA AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
25. **2420 N. MACEDONIA AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

26. **2425 N. MACEDONIA AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
27. **626 628 W. MAIN ST.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
28. **1020 E. MAIN ST.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
29. **1405 W. MAIN ST.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
30. **719/721 N. MANHATTAN AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner stated that he has replaced three windows at property. Owner ordered to complete a progress inspection. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
31. **2016 W. MEMORIAL DR.** Motion to Affirm Order. No one showed for property. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
32. **613 W. MEMORIAL DR.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
33. **2407 S. MULBERRY ST.** Motion to Affirm Order. Continued for 30 days; November 14th. Seconded and Motion passed unanimous vote.
34. **3004 N. PAULINE AVE.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
35. **305 N. PERSHING DR.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.
36. **916 ADJ S. PERSHING DR.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
37. **923 S. PERSHING DR.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

38. **1900 N. ROSEWOOD AVE.** No one showed for property. Motion to affirm order. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
39. **2421 W. SHEFFIELD DR.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
40. **4309 N. TILLOTSON AVE.** No one showed for property. Motion to affirm order. Imposed \$500 for failure to comply. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.
41. **2307 S. VINE ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.
42. **1624 E. WAID AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
43. **1901 E. YALE AVE.** No one showed for property. Motion to affirm order. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
44. **2219 E. YALE AVE.** Motion to Affirm Order. Representatives appeared for hearing. Some clean up has been done. Board made order to show progress of rehab. Progress inspection is needed. Continued for 60 days; October 14th. Seconded and Motion passed unanimous vote.
45. **812 E. 1ST ST.** Owner failed to appear for hearing. Mrs. Yolanda Vargas, neighbor to property appeared in opposition of property. Imposed \$2,500 for failure to comply. Continued 60 days; November 14th. Seconded and Motion passed unanimous vote.
46. **1201 W. 1ST ST.** No one showed for property. Imposed \$4,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
47. **706 E. 5TH ST.** No one showed for property. Imposed \$3,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
48. **1813 W. 8TH ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
49. **619 W. 9TH ST.** No one showed for property. Property has been Modified to Demolition Order. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
50. **1207 W. 10TH ST.** No one showed for property. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.

51. **710 W. 11TH ST.** No one showed for property. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.
52. **1816 W. 13TH ST.** No one showed for property. Imposed \$3,000 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
53. **2231 E. 14TH ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
54. **1810 E. 16TH ST.** Owner appeared for hearing. Owner was ordered to obtain a Final Progress Inspection. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
55. **2604 E. 16TH ST.** No one showed for property. Imposed \$4,000 for failure to comply. Continued for 30 days; October 12th. Seconded and Motion passed unanimous vote.
56. **215 E. 21ST ST.** No one showed for property. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
57. **107 BLK N. BILTMORE AVE.** No one appeared for hearing. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.
58. **1011 N. CENTRAL AVE.** Owner appeared for hearing. Owner states that he has removed most of the trash. Owner was ordered to call office for a final inspection. Seconded and Motion passed unanimous vote.
59. **208 E. COLUMBUS ST.** No one appeared for hearing. Continued for 90 days; December 12th.
60. **1419 S. COUNCIL ST.** Owner appeared for hearing. Owner filled out the paperwork to secure a permit. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.
61. **1605 E. DARTMOUTH AVE.** No one showed for property. Imposed \$4,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
62. **1100 1102 N. ELM ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
63. **1104 1106 N. ELM ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
64. **1220 S. ELM ST.** Representative appeared on behalf of owner. Property is currently in the middle of a sale transaction. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.

65. **627 S. GHARKEY ST.** No one showed for property. Imposed \$4,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
66. **721 S. HACKLEY ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
67. **413 W. HARVARD AVE.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
68. **1910 E. HIGHLAND AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote.
69. **419 W. HOWARD ST.** No one showed for property. Imposed \$3,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
70. **3510 E. JACKSON ST.** No one showed for property. Imposed \$5,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
71. **625 N. JEFFERSON ST.** No one showed for property. Imposed \$2,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
72. **1204 S. LUICK AVE.** No one showed for property. Continued for 60 days; November 14th.. Seconded and Motion passed unanimous vote.
73. **1205 S. LUICK AVE.** No one showed for property. Imposed \$500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
74. **649 N. MADISON ST.** No one showed for property. Imposed \$2,500 for failure to comply. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.
75. **4324 S. MADISON ST.** No one showed for property. Imposed \$5,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
76. **417 N. MANHATTAN ST.** Owner and neighbor appeared for hearing. Neighbor, Barbara Stater spoke in opposition of the property. Owner states that the vehicles are still on the property, and that he had asked the Renter to remove all vehicles. The renter failed to comply. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.
77. **2011 ADJ S. MAY AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote.
78. **2011 S. MAY AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote.

79. **3020 S. MONROE ST.** No one showed for property. Imposed \$3,000 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

80. **2208 S. MULBERRY ST.** Owner appeared for hearing. Owner in process of trying to sale the property. Conitnued for 180 days; March 12th, 2020. Seconded and Motion passed unanimous vote.

81. **710 W. POWERS ST.** No one showed for property. Imposed \$1,500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

82. **2306 E. PRINCETON AVE.** Representative "Glenn R. Loan Service" appeared for hearing. Property has a new owner as of 9/11/19. Continued for 90 days; December 12th. Seconded and Motion passed unanimous vote.

83. **414 S. PROUD ST.** No one showed for property. Imposed \$2,500 for failure to comply. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

84. **3704 E. TULIP LN.** Owner appeared for hearing. Progress inspection was conducted on 9/9/19. Progress is being made, but more clean up is still needed. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.

85. **800 N. TURNER ST.** Owner appeared for hearing. Owner plans to rehab property. Owner was ordered to call office for a Progress Inspection. Continued for 60 days; November 14th. Seconded and Motion passed unanimous vote.

86. **2426 S. WALNUT ST.** No one showed for property. Imposed \$500 for failure to comply. Placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

87. **2707 S. WALNUT ST.** No one showed for property. Imposed \$2,500 for failure to comply. Continued for 90 days; December 12th. Seconded and Motion passed unanimous vote.

88. **554 W. WILLSON AVE.** Owner appeared for hearing. A Walk Thru was conducted on 9//19. Property received and okay to rehab upon purchase of Bldg. Permit. Continued for 30 days; October 10th. Seconded and Motion passed unanimous vote.

***PULLED CASES THAT WERE SCHEDULED FOR OCTOBER 10TH***

89. ***1821 E. 21ST ST.***

90. ***3624 S. BEACON ST.***

91. ***708 N. BENNETT ST.***

92. ***518 S. COUNCIL ST.***

93. ***2024 S. DALY AVE.***