

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

First Floor Auditorium, City Hall  
300 N. High St.  
Muncie, IN 47305

**Hearing Date:** January 9th, 2020 3:00 PM

**Members Present:** Brad King, Joseph Anderson, Aaron Clark, John Lee, Gretchen Cheesman

**Members Absent:** N/A

**Staff Present:** Steve Selvey & Cortney Walker, Administrator/Secretary, Kathy Carey acting as Assistant Secretary; Secretary; Bill, City Attorney

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, January 9th, 2020 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. 608 W. 8TH ST.** Motion to Affirm Order. Motion to Released Order. Seconded and Motion passed unanimous vote.

**2. 306 E. 9TH ST.** Motion to affirm order. New owner appeared, and was ordered to call office for a Progress Inspection. Continued for 30 days; February 13th. Seconded and Motion passed unanimous vote.

**3. 805 W. 10TH ST.** Motion to affirm order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th. Seconded and Motion passed unanimous vote.

**4. 914 W. 10TH ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**5. 1115 W. 10TH ST.** Motion to Affirm Order. Motion to Released Order. Seconded and Motion passed unanimous vote.

**6. 1512 W. 10TH ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**7. 1916 W. 10TH ST.** Motion to Affirm Order. Continued for 60 days; March 12<sup>th</sup>. Seconded and Motion passed unanimous vote.

**8. 2235 E. 14TH ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**9. 1821 W. 17TH ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**10. 2303 E. 22ND ST.** Motion to Affirm Order. Owner appeared for hearing. Owner stated for record that he removed all vehicles, and property is currently vacant. Owner ordered to call office for a Progress Inspection. Continued for 30 days; February 13<sup>th</sup>. Seconded and Motion passed unanimous vote.

**11. 1511 S. BILTMORE AVE.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**12. 2107 S. BILTMORE AVE.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

**13. 719 W. CHARLES ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**14. 115 N. CHERRY ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th Seconded and Motion passed unanimous vote.

- 15. 310 S. CHERRY ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th. Seconded and Motion passed unanimous vote.
- 16. 703 N. DELAWANDA AVE.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th. Seconded and Motion passed unanimous vote.
- 17. 805 N. ELM ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13<sup>th</sup>; Seconded and Motion passed unanimous vote.
- 18. 2201 1/2 ELM ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13<sup>th</sup>; Seconded and Motion passed unanimous vote.
- 19. 2800 N. ELM ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 20. 2200 N. GARNET AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner was ordered to call office for Progress Inspection. Continued for 30 days; February 13<sup>th</sup>; Seconded and Motion passed unanimous vote.
- 21. 1806 S. GHARKEY ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 22. 2710 S. HACKLEY ST.** Motion to Affirm Order. No one showed for property. Imposed \$2,500 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 23. 2317 E. HARVARD AVE.** Motion to Affirm Order. Owner stated on record that three cars have been removed, and that the current cars that are on property have current plates. Owner was ordered to call office for Progress Inspection. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 24. 712 W. JACKSON ST.** Motion to Affirm Order. Owner had representation present for hearing. Representative stated that all trash has been removed. Property owner is ordered to call office for a Final Inspection. Continued for 30 days; February 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
- 25. 1120 S. JEFFERSON ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.

- 26. 1315 E. KIRBY AVE.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 27. 2012 S. MACEDONIA AVE.** Motion to Affirm Order. No one showed for property. Imposed \$2,500 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 28. 2108 S. MACEDONIA AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner states that seven cars have been removed from property. Owner has setup an inspection for 1/9/2020. Owner was ordered to call office for Progress Inspection. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 29. 3009 S. MACEDONIA AVE.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 30. 321 N. MANHATTAN AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner stated that trailer has been removed from property. All tires have been removed and sent to dump. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 31. 2723 E. MEMORIAL DR.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
- 32. 2511 S. MOCK AVE.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
- 33. 1704 S. RIBBLE AVE.** Motion to Affirm Order. Motion to Release Order. Seconded and Motion passed unanimous vote.
- 34. 801 N. RILEY RD.** Motion to Affirm Order. Motion to Release Order Seconded and Motion passed unanimous vote.
- 35. 329 S. TALLEY AVE.** Motion to Affirm Order. Owner had representation present. Representative recited from a list stating to the Board the many upgrades and repairs made to property. Roof still needs work, an electrical permit is needed. Owner was ordered to call office for a Progress Inspection. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 36. 1317 S. TENNESSEE AVE.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 37. 111 S. VINE ST-621 E. MAIN ST.** Motion to Affirm Order. No one showed for property. Imposed \$500 for failure to comply for both properties. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.

- 38. 1312 S. VINE ST.** Motion to Affirm Order. Motion to Release Order Seconded and Motion passed unanimous vote.
- 39. 2217 N. WATT AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner stated that a new roof has been added, and all debris cleaned up. Owner ordered to call office for a Final Inspection. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 40. 2304 N. WATT AVE.** Motion to Affirm Order. Owner appeared for hearing. Owner stated that vehicle without plate has been removed. All trash and Debris has been cleaned. Owner ordered to call office for a Final Inspection. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 41. 200 E. WILLARD ST.** Motion to Affirm Order. No one showed for property. Imposed \$3,000 for failure to comply. Continued for 30 days; February 13th; Seconded and Motion passed unanimous vote.
- 42. 1623 E. 2ND ST.** Owner appeared for hearing. Owner stated that foundation has been completed. Guttering has been fixed, and debris removed. Owner ordered to call office for a Progress Inspection. Continued for 30 days; February 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
- 43. 1305 E. 5TH ST.** Owner appeared for hearing. Owner stated that roof has been patched, and gutters have been completed. Owner ordered to call office for a Progress Inspection. Continued for 30 days; February 13<sup>th</sup>; Seconded and Motion passed unanimous vote.
- 44. 125 E. 9TH ST.** No one showed for property. Imposed \$2,500 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 45. 711 W. 10<sup>TH</sup> ST.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 46. 710 W. 11<sup>TH</sup> ST.** Motion to Release Order. Seconded and Motion passed unanimous vote.
- 47. 2512 W. 11<sup>TH</sup> ST.** Motion to Administratively Enforce. Seconded and Motion passed unanimous vote.
- 48. 2604 E. 16<sup>TH</sup> ST.** Motion to Release Order. Seconded and Motion passed unanimous vote.
- 49. 2210 E. 18<sup>TH</sup> ST.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

- 50. 1508 E. 20<sup>TH</sup> ST.** Motion to Release order & Civil Penalty. Seconded and Motion passed unanimous vote.
- 51. 1116 W. ASHLAND AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote
- 52. 1407 W. BEECHWOOD AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote
- 53. 107 BLK N. BILTMORE AVE.** Owner appeared for hearing. Owner stated that mobile home has been demolished, and 50% of debris has been hauled away. Continued for 30 days; February 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
- 54. 3100 N. BUCKLES ST.** Owner appeared for hearing. Owner purchased a building permit on 1/7/2020. Continued for 30 days; February 13<sup>th</sup>. Seconded and Motion passed unanimous vote.
- 55. 305 N. CLAYPOOL RD.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 56. 610 S. COUNCIL ST.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 57. 608 W. CROMER AVE.** No one showed for property. Imposed \$2,500 for failure to comply. Continued for 60 days; March 12<sup>th</sup>. Seconded and Motion passed unanimous vote.
- 58. 1301 S. EBRIGHT ST.** Motion to Release Order. Seconded and Motion passed unanimous vote.
- 59. 2317 S. EBRIGHT ST.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 60. 1220 S. ELM ST.** Representation was present for owner. Representative stated that application for permit had been filed on 1/6/2020. Continued for 30 days; February 13<sup>th</sup>. Seconded and motion passed unanimous vote.
- 61. 1803 S. ELM ST.** No one showed for property. Imposed \$2,500 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.
- 62. 3213 W. ETHEL AVE.** Motion to Release Order & Civil Penalties. Seconded and Motion passed unanimous vote.

**63. 1620 E. HINES ST.** Owner appeared for hearing. Owner stated that a sub-pump had been added in basement, and new gutters have been placed on house. Continued for 30 days; February 13<sup>th</sup>. Seconded and motion passed unanimous vote.

**64. 622 W. HOWARD ST.** No one showed for property. Imposed \$2,500 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**65. 2440 S. HOYT AVE.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**66. 2500 S. HOYT AVE.** Motion to Release Order. Seconded and motion passed unanimous vote.

**67. 1500 N. JEFFERSON ST.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**68. 2300 S. JEFFERSON ST.** Motion to Release Order. Seconded and motion passed unanimous vote.

**69. 2425 N. MACEDONIA AVE.** No one showed for property. Imposed \$3,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**70. 719 N. MANHATTAN AVE.** Motion to Release Order. Seconded and Motion passed unanimous vote.

**71. 1900 E. MEMORIAL DR.** Motion to Release Order. Seconded and Motion passed unanimous vote.

**72. 1200 S. MULBERRY ST.** Motion to Release Order & Civil Penalty. Seconded and Motion passed unanimous vote.

**73. 706 W. POWERS ST.** Owner appeared for hearing. Owner stated that there is a scheduled hearing with Health Dept. for sewage issues on property. Continued for 60 days; March 12<sup>th</sup>. Seconded and Motion passed unanimous vote.

**74. 800 N. TURNER ST.** Owner appeared for hearing. Owner was informed by inspector that the property is still left unsecured, still has broken window, and Trash & Debris laying all around the property. Board concluded that if there is no progress made on property in 30 days, owner will face Civil Penalty. Seconded and Motion passed unanimous vote.

**75. 708 E. SEYMOUR ST.** No one showed for property. Imposed \$2,500 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**76. 322 E. WASHINGTON ST.** Motion to Release Order. Seconded and Motion passed unanimous vote.

**77. 1302 E. WASHINGTON ST.** No one showed for property. Imposed \$5,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.

**78. 605 E. WYSOR ST.** No one showed for property. Imposed \$5,000 for failure to comply. Property placed on City's Noncompliance List. Seconded and Motion passed unanimous vote.