

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: February 8th, 2024 at 2:00 PM

Members Present: Aaron Clark, Katina Strauch, Delaney Fritch

Staff Present: Cortney Walker, Taylor Reed, Melinda Coffey, Danny Hahn, Robert Jessee, and ~~Steve Selvey~~ acting as Administrators; Cortney Walker Recording Secretary, and Aubrey Crist, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, February 8th, 2024 at 2:00 PM in the City Hall Auditorium of Muncie City Hall. Cortney Walker 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. **918 W 1ST ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order. Penalize \$2500 for noncompliance & set the status hearing for March 14th. Motion seconded & passed with a unanimous vote.
2. **717 E 5TH ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order. Set the status hearing for March 14th to allow the owner/contractor obtain proper permits. Motion seconded & passed with a unanimous vote.
3. **125 W 8TH ST** - The owner was represented by the property manager, Grayden, at the Hearing. Motion to Affirm the Demo Order, Set the status hearing for March 14th to allow the property owner to provide rehab plan. Motion seconded & passed with a unanimous vote
4. **1331 E 8TH ST** - The owner attended the Hearing. Motion to Affirm the Demo Order, Set the status Hearing for April 11th to allow the owner to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.

5. **1320 E 9TH ST** -- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
6. **1816 W 15TH ST** - The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
7. **703 W ADAMS ST** - The owner did not attend the Hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Set the status hearing for April 11th to provide rehab progress and updated rehab plan. Motion seconded & passed with a unanimous vote
8. **1103 N BLAINE ST**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for March 14th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
9. **825 N BRADY ST** - The owner & his daughter attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for March 14th to allow the owner time to hire a contractor to make repairs. Motion seconded & passed with a unanimous vote.
10. **1409 S BROTHERTON ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for March 14th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
11. **1916 E BUTLER ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$5000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
12. **1921 E BUTLER ST**- The owner was excused from the Hearing. Motion to Affirm the Demo Order, Set the status hearing for March 14th to allow the owner time to provide a rehab plan & timeline to become compliant. Motion seconded & passed with a unanimous vote.
13. **720 W CENTENNIAL AVE** - The owner was represented by their property manager, Jacob with BK Management, as well as a couple tenants with concerns about their units. Motion to Affirm the Rehab Order, Set the status hearing for March 14th to allow a walk-through inspection through the whole apartment building. Motion seconded & passed with a unanimous vote.
14. **2901 E CENTENNIAL AVE** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Set the status hearing for March 14th to complete the demolition. Motion seconded & passed with a unanimous vote.
15. **611 S COUNCIL ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for March 14th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
16. **2317 S EBRIGHT ST**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.

17. **221 S GRANT ST** - The owner attended the Hearing. Motion to Affirm the Demo Order, Place on the City's Noncompliance list to work with the City to demolish the house. Motion seconded & passed with a unanimous vote.
18. **408 W HARVARD AVE** - The owner was excused from the Hearing. Motion to Affirm the Demo Order, Set the status hearing for March 14th to allow the owner time to complete the demolition. Motion seconded & passed with a unanimous vote.
19. **1910 E HIGHLAND AVE** - The owner attended the Hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Set the status hearing for May 9th to allow the owner time to complete the rehab & obtain a final insp. Motion seconded & passed with a unanimous vote.
20. **909 W HOWARD ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
21. **1204 E KIRBY AVE**- The owner attended the Hearing. Motion to Affirm the Trash Order, Set the status hearing for March 14th to allow the owner time to clean the property & obtain an insp. Motion seconded & passed with a unanimous vote.
22. **1517 S LIBERTY ST**- The owner did not attend the Hearing. Motion to Affirm the Trash Order, Set the status hearing for March 14th to allow the owner time to clean the property & obtain an insp. Motion seconded & passed with a unanimous vote.
23. **4608 ADJ S MADISON ST**- The owner attended the Hearing. Motion to Affirm the Rehab, Set the status hearing for March 14th to allow the owner to obtain a walk-through inspection of the whole building & owner to provide a rehab plan & timeline to become compliant. Motion seconded & passed with a unanimous vote.
24. **2015 S MULBERRY ST**- The owner was represented by son & daughter-in-law at the Hearing. Motion to Affirm the Demo Order, Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
25. **301 E NORTH ST**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
26. **719 S PERSHING DR**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
27. **803 S PERSHING DR**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
28. **1105 W POWERS ST** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.

29. **1301 W POWERS ST** - The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
30. **523 S PROUD ST** - The land contract buyer, Jeffrey, attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for April 11th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
31. **2004 N SHIREY RD** - The owner did not attend the Hearing. Motion to Affirm the Trash Order, Set the status hearing for March 14th to allow the owner time to complete the property clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.
32. **709 S VINE ST**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
33. **723 S VINE ST**- The owner was excused from the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
34. **3100 N WESTWOOD RD**- The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance & set the status hearing for April 11th. Motion seconded & passed with a unanimous vote.
35. **617 E WILLARD ST**- The owner's daughter attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for April 11th to allow an inspection to occur. Motion seconded & passed with a unanimous vote.
36. **704 E WILLARD ST** - The land contract buyer, Myron, attend the Hearing. Motion to Affirm the Demo Order, Set the status hearing for April 11th to allow the owner to obtain a walk-through inspection & provide a rehab plan & timeline. Motion seconded & passed with a unanimous vote.
37. **708 E WILLARD ST**- The owner was excused from the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
38. **710 E WILLARD ST**- The owner was excused from the Hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Set the status hearing for April 11th to allow the owner to make progress under the building permit. Motion seconded & passed with a unanimous vote.
39. **712 E WILLARD ST**- The owner was excused from the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
40. **1025 N WOLFE ST**- The owner attended the Hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order. Set the status hearing for May 9th to allow the owner time to obtain a building permit & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
41. **111 113 W 8TH ST**- The owner was represented by the property manager, Grayden, at the Hearing. Motion to Modify the Rehab Order to Demo Order, Affirm the Demo Order, Set the status hearing for March 14th to allow the property owner to provide rehab plan. Motion seconded & passed with a unanimous vote.

42. **215 215 ½ E 8TH ST**- The land contract to buyer, Tim, attended the Hearing. Motion to Fine \$100 for not obtaining a progress inspection, Set status hearing for March 14th to allow the owner to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
43. **218 E 8TH ST**- The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
44. **2602 E 8TH ST**-The owner attended the Hearing. Motion to set the status hearing for March 14th to allow the owner time to obtain a progress insp & Building Permit. Motion seconded & passed with a unanimous vote.
45. **320 E 9TH ST**- The owner did not attend the Hearing. Motion to Fine \$100 for not obtaining final walk-through inspection, Penalize \$2500 for noncompliance & Set the status hearing for March 14th. Motion seconded & passed with a unanimous vote.
46. **1421 W 9TH ST**-The owner did not attend the Hearing. Motion to penalize \$3000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
47. **1620 W 15TH ST**-The owner did not attend the Hearing. Motion to Fine \$100 for not completing the clean-up, Set the status hearing for March 14th to complete the clean-up & obtain insp. Motion seconded & passed with a unanimous vote.
48. **1400E 24TH ST**- The owner was excused from the Hearing. Motion to Administrative Enforce to allow the owner to work with the Building Commissioner's office to become compliant. Motion seconded & passed with a unanimous vote.
49. **521W ADAMS**-The owner was excused from the Hearing. Motion to Administrative Enforce to allow the owner to work with the Building Commissioner's office to become compliant. Motion seconded & passed with a unanimous vote.
50. **905 S BRADY ST**.- The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
51. **1130 S BURLINGTON DR**-The owner was excused from the Hearing. Motion to set the status hearing for March 14th to allow the owner time to complete the clean-up & obtain insp. Motion seconded & passed with a unanimous vote.
52. **326 N DELAWANDA AVE**-The owner attended the Hearing. Motion to set the status hearing for April 11th to allow the owner time to obtain proper permits to become compliant. Motion seconded & passed with a unanimous vote.
53. **1401 S FRANKLIN ST**-The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
54. **2801 S FRANKLIN ST**-The owner did not attend the Hearing. Motion to set the status hearing for March 14th to properly notify the new owner. Motion seconded & passed with a unanimous vote.
55. **2400 S HACKLEY ST**-The owner was represented by Gary at the Hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order,

Release the Rehab Order contingent on passing a final walk-through inspection. Motion seconded & passed with a unanimous vote.

56. **416 W HOWARD ST.-** The owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
57. **720 HOWARD ST A-D-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
58. **822 W HOWARD ST-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
59. **717 E JACKSON ST-** The owner was excused from the Hearing. Motion to set the status hearing for April 11th to allow the Building Commissioner to work with the Historical Preservation on this property. Motion seconded & passed with a unanimous vote
60. **1515 W JACKSON ST-**The owner was represented by Laurie at the Hearing. Motion to set the status hearing for April 11th to allow the owner time to provide any update on plans for the property. Motion seconded & passed with a unanimous vote.
61. **810 E KIRBY AVE-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
62. **816 E KIRBY AVE-** The owner was represented by Chelsea(the grand-daughter) & Brett(father of the tenant) at the Hearing. Motion to set the status hearing for April 11th to allow a BP permit to be obtain and a progress inspection. Motion seconded & passed with a unanimous vote.
63. **1512 N KIMBERLY LN-**The owner did not attend the Hearing. Motion to Fine \$100 for not obtaining progress walk-through inspection, Penalized \$2500 for noncompliance & set the status hearing for March 13th to allow a final inspection to be obtained. Motion seconded & passed with a unanimous vote.
64. **2915 S LIBERTY ST-**The owner did not attend the Hearing. Motion to Fine \$100 for not cleaning the property & obtaining final inspection, Penalized \$500 for noncompliance & set the status hearing for March 13th to allow a final inspection to be obtained. Motion seconded & passed with a unanimous vote.
65. **1623 S MADISON ST-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
66. **1723 S MADISON ST-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
67. **524 W MAIN ST-**The owner did not attend the Hearing. Motion to set the status hearing for March 14th to properly notify the new owner. Motion seconded & passed with a unanimous vote.
68. **615 E MAIN ST-**The owner was represented by Earl at the Hearing. Motion to set the status hearing for April 11th to allow the owner time to obtain final inspection. Motion seconded & passed with a unanimous vote.
69. **900 W MARSH-** The owner was represented by the property manager at the Hearing. Motion to set the status hearing for March 14th to allow the owner

time to obtain final inspection. Motion seconded & passed with a unanimous vote.

- 70. 1509 W MEMORIAL DR-** The owner attended the Hearing. Motion to set the status hearing for April 11th to allow the owner time to obtain the Building Permit & Final inspection. Motion seconded & passed with a unanimous vote.
- 71. 806 N MULBERRY ST-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 72. 1200 ADJ S MULBERRY ST-**The owner was represented by the property manager, Kevin, at the Hearing. Motion to Administratively Enforce to allow the owner to work with the Building Commissioner's office to become compliant. Motion seconded & passed with a unanimous vote.
- 73. 501 S PROUD ST-**The owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 74. 2108 N SHIREY RD-**The owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 75. 1001 W WAYNE ST.-** The owner was represented by Angie & Dakota from MTP at the Hearing. Multiple tenants attended the hearing as well with their concerns. Motion modify the Rehab Order for the whole building, Set the status hearing for March 14th to allow the property management to obtain a walk-through progress inspection. Motion seconded & passed with a unanimous vote.