

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** MAY 9<sup>TH</sup>, 2024 at 2:00 PM

**Members Present:** Gretchen Cheeseman, Scott Boyce, John Lee, Allen Wiseley

**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, May 9<sup>th</sup>, 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. **320 W 6<sup>TH</sup> ST** - The owner was excused from the Hearing. Motion to Affirm the Demolition Order, Status hearing set for June 13th to allow the owner's contractor to complete the demolition on the garage and obtain proper inspections. Motion seconded & passed with a unanimous vote.
2. **1905 W 8<sup>TH</sup> ST** - The owner was excused from the Hearing. Motion to Affirm the Demolition Order, Release the Demolition Order. Motion & Seconded with a unanimous vote.
3. **2112 W 10<sup>TH</sup> ST.**- The owner & tenant attended the Hearing. Motion to Affirm the Trash Order, Set the status hearing for June 13th to allow the owner & tenant to get the property cleaned & obtain an inspection. Motion seconded & passed with a unanimous vote
4. **1127 W 11<sup>TH</sup> ST**- The owner attended the Hearing. Motion to Affirm the Demolition Order, Set the status hearing for June 13th to allow the owner time

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

5. **1901 W 11<sup>TH</sup> ST-** The owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$600 for not obtaining a demo permit & cleaning the debris from the demolition of the garage. Set the status hearing for June 13th to allow the owner time to obtain the demo permit & final inspection. Motion seconded & passed with a unanimous vote.
6. **1401 E 18<sup>TH</sup> ST-** The owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$1500 for noncompliance & set the status hearing for June 13th to allow the owner to bring the garage up to code & clean the property. Motion seconded & passed with a unanimous vote.
7. **2310 E 22<sup>ND</sup> ST -** The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for June 13th to allow the owner time to complete the rehab work. Motion seconded & passed with a unanimous vote.
8. **911 S BEACON ST. -** The owner was excused from the Hearing. Motion to Affirm the Demo Order, Set the status hearing for June 13th to allow the owner to demo the unsafe garage. Motion seconded & passed with a unanimous vote.
9. **1110 ADJ S BURLINGTON DR -** The owner & property manager attended the Hearing. Motion to Affirm the Demo & Trash Order, Set the status hearing for June 13th to allow the owner time to provide a plan & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.
10. **2029 DEPAUW AVE -** The owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$3000 for noncompliance & set the status hearing for July 11th to allow the owner time to bring the structure up to code & clean the property. Motion seconded & passed with a unanimous vote.
11. **2201 E DEPAUW AVE-** The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$1000 for noncompliance & set the status hearing for July 11th to allow the owner time to bring the structure up to code. Motion seconded & passed with a unanimous vote.
12. **2215 E DEPAUW AVE.-** The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for July 11th to allow the owner time to obtain their building permit. Motion seconded & passed with a unanimous vote.
13. **1208 ADJ N ELM-** The owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance & set the status hearing for June 13th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
14. **1208 N ELM ST.-** The owner was represented at the Hearing. Motion to Affirm the Demo & Trash Order, Set the status hearing for June 13th to give the property management time to cleanout the house & come up with a plan. Motion seconded & passed with a unanimous vote
15. **4301 N GLENWOOD AVE -** The owner attended the Hearing. Motion to Affirm the Trash Order, Set the status hearing for Oct10th, 2024 to allow the owner time to get the property cleaned once the tenant has been moved out. Motion seconded & passed with a unanimous vote
16. **3200 S HACKLEY ST -** The owner was represented at the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for June 13th to allow the

owner time to provide an update on plans and progress. Motion seconded & passed with a unanimous vote.

17. **2310 S JEFFERSON ST.** - The owner was represented by their property management at the Hearing. Motion to Affirm the Rehab Order & place on Administration Enforcement to allow the owner to work with the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.
18. **900 E KIRBY AVE.** - The owner attended the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for July 11th to allow the owner time put together plans & a timeline to become compliant. Motion seconded & passed with a unanimous vote.
19. **726 S AMCEDONIA AVE** - The owner attended the Hearing. Motion to Affirm Demo Order, Set the status hearing for Oct 10th to allow the owner's contractor time to obtain the demo permit & start the demolition. Motion seconded & passed with a unanimous vote.
20. **1609,1605, 1601 N MADISON ST.-** The owner attended the Hearing. Motion to Affirm the Demo & Trash Order, Set the status hearing for June 13th to allow the owner to obtain an unsafe inspection. Motion seconded & passed with a unanimous vote
21. **2523 S MEEKER AVE.-** The owner was represented at the Hearing. Motion to Affirm the Rehab, Demo & Trash Orders, Set the status hearing for July 11th to allow the owner to start work on the garage/carport and property clean-up. Motion seconded & passed with a unanimous vote.
22. **701 E MEMORIAL DR.** - The owner was represented at the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
23. **2200 E MEMORIAL DR.-** The owner attended the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for Sept 12th to allow the owner time to make significant progress with progress inspections & proper permits. Motion seconded & passed with a unanimous vote.
24. **2300 E MEMORIAL DR** - The owner was excused from the Hearing. Motion to Affirm the Demolition Order, Release the Demolition Order. Motion & Seconded with a unanimous vote.
25. **424 E NORTH ST.-** The owner attended the Hearing. Motion to Affirm the Rehab Order, Set the status hearing for June 13th to allow the owner time to put together a rehab plan & timeline to become compliant. Motion seconded & passed with a unanimous vote.
26. **904 N PENN ST.-** The owner attended the Hearing. Motion to Affirm the Demo Order, Set the status hearing for June 13th to allow the owner time to get offers on the property or to put together a plan to become compliant. Motion seconded & passed with a unanimous vote.
27. **2543 S PORT AVE.** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$1000 for noncompliance & Set the status hearing for July 11th to allow the owner time to demo the unsafe garage. Motion seconded & passed with a unanimous vote.
28. **1607 S RIBBLE AVE.** - The owner attended the Hearing. Motion to Affirm the Rehab & Trash Orders, Set the status hearing for July 11th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

29. **2418 S VINE ST.** - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$500 for noncompliance & set the status hearing for June 13th to allow the owner time to demo the unsafe garage. Motion seconded & passed with a unanimous vote.
30. **2803 S VINE ST.** - The owner was excused from the Hearing. Motion to Affirm the Demolition Order, Release the Demolition Order. Motion & Seconded with a unanimous vote.
31. **2111 S WALDEMERE AVE** - The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$500 for noncompliance & set the status hearing for July 11th to allow the owner time to become compliant & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
32. **1700 E YALE AVE.-** The owner was excused from the Hearing. Motion to Affirm the Rehab & Trash Order, Release the Rehab & Trash Order. Motion & Seconded with a unanimous vote.
33. **1720 E YALE AVE.** - The owner was excused from the Hearing. Motion to Affirm the Rehab & Trash Order, Release the Rehab & Trash Order. Motion & Seconded with a unanimous vote.
34. **1916 E YALE AVE.-** The owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for July 11th to allow the owner time to become compliant & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
35. **1103 W 1<sup>ST</sup> ST-** The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to complete the demolition & call for a final inspection. Motion seconded & passed with a unanimous vote.
36. **717 E 5<sup>TH</sup> ST** - The owner did not attend the Hearing. Motion to set the status hearing for June 13th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
37. **1331E 8<sup>TH</sup> ST** - The owner did not attend the Hearing. Motion to set the status hearing for June 13th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
38. **208 E 9<sup>TH</sup> ST** - The owner did not attend the Hearing. Motion to penalize \$100 for not obtaining proper permits, Set the status hearing for June 13th to allow the Owner time to obtain the proper permits & a progress inspection. Motion seconded & passed with a unanimous vote
39. **320 E 9<sup>TH</sup> ST-** The owner was represented at the Hearing by MTP. Motion to Release the Rehab Order & Reduce the Civil Penalty to \$400. Motion seconded & passed with a unanimous vote.
40. **2116 N BALL AVE** - The owner was represented at the Hearing by MTP. Motion to set the status hearing for June 13th to allow the property management time to obtain a progress inspection & to provide plans with a timeline. Motion seconded & passed with a unanimous vote.
41. **626 628 W MAIN ST** - The owner was represented at the Hearing by MTP. Motion to set the status hearing for June 13th to allow the property management time to obtain a progress inspection & to provide plans with a timeline. Motion seconded & passed with a unanimous vote
42. **1001 W WAYNE ST** - The owner was represented at the Hearing by MTP. Motion to set the status hearing for June 13th to allow the property

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

43. **605 W 10<sup>TH</sup> ST** - The owner was excused from the Hearing. Motion to set the status hearing for July 11th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
44. **1315 E 11<sup>TH</sup> ST** - The owner was represented at the Hearing by Village Real Estate. Motion to Release the Demo Garage Order & to Modify the Demo Order on the House to Rehab Order, Set the status hearing for July 11th to allow the property management time to put together a rehab plan & timeline. Motion seconded & passed with a unanimous vote.
45. **1816 W 15<sup>TH</sup> ST** - The owner was excused from the Hearing. Motion to set the status hearing for July 11th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
46. **1525 E 18<sup>TH</sup> ST** - The owner was represented at the Hearing. Motion to set the status hearing for July 11th to allow the owner time to demo the unsafe portion of the building, properly secure the building and provide any updated plans for the property. Motion seconded & passed with a unanimous vote.
47. **2511 S MACEDONIA AVE** - The owner was represented at the Hearing. Motion to Modify the Demo Order to a Rehab Order, Set the status hearing for July 11th to allow the owner time to demo the unsafe portion of the building, properly secure the building and provide any updated plans for the property. Motion seconded & passed with a unanimous vote.
48. **1304 E 20<sup>TH</sup> ST** - The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to complete the property clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.
49. **1508 E 20<sup>TH</sup> ST** - The owner was represented at the Hearing. Motion to set the status hearing for June 13th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
50. **1802 W ADAMS ST**- The owner attended the Hearing. Motion to place on Administrative Enforcement to allow the owner & their contractor to work with the Building Commissioner's office to become compliant and obtain progress inspections. Motion seconded & passed with a unanimous vote.
51. **2403 S BEACON ST** - The owner was represented at the Hearing. Motion to set the status hearing for June 13th to allow the owner time to obtain a clean-up inspection. Motion seconded & passed with a unanimous vote.
52. **825 N BRADY ST**. The owner did not attend the Hearing. Motion to penalize \$100 for noncompliance & set the status hearing for June 13th to allow the owner to provide plans & contractor information. Motion seconded & passed with a unanimous vote.
53. **813 S BURLINGTON DR**- The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner & their contractor to work with the Building Commissioner's office to become compliant and obtain progress inspections. Motion seconded & passed with a unanimous vote.
54. **1110 S BURLINGTON DR** - The owner & property manager attended the Hearing. Motion to Affirm the Demo & Trash Order, Set the status hearing for June 13th to allow the owner time to provide a plan & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.

55. **804 W CROMER AVE.** - The owner attended the Hearing. Motion to set the status hearing for Aug 8th to allow the owner's contractor time to repair the roof & obtain an inspection. Motion seconded & passed with a unanimous vote.
56. **1220 S ELM ST.** - The owner was excused from the Hearing. Motion to place on the City's Noncompliance list due to the expiring date occurring 6/2024. Motion seconded & passed with a unanimous vote.
57. **2410 S WALNUT ST** - The owner was excused from the Hearing. Motion to set the status hearing for July 11th to allow the owner time to hire a contractor & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
58. **822 S HACKLEY ST** - The owner was represented at the Hearing by Village Real Estate. Motion to place on Administrative Enforcement to allow the owner & their contractor to work with the Building Commissioner's office to become compliant and obtain progress inspections. Motion seconded & passed with a unanimous vote.
59. **2913 S HACKLEY ST** - The new owner attended the Hearing. Motion to set the status hearing for Aug 8th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
60. **408 W HARVARD AVE** - The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to complete the clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.
61. **1525 S HIGH ST** - The owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & set the status hearing for June 13th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
62. **1910 E HIGHLAND AVE** - The owner attended the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's Office to become compliant & obtain the proper inspections. Motion seconded & passed with a unanimous vote.
63. **414 N MADISON ST** - The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to provide any updates and to keep the property secured & maintained. Motion seconded & passed with a unanimous vote.
64. **704 E MAIN ST-** The owner did not attend the Hearing. Motion to set the status hearing for June 13th to allow the owner to provide any updates or provide the new owner's information. Motion seconded & passed with a unanimous vote.
65. **112 N VINE ST.** -The owner did not attend the Hearing. Motion to set the status hearing for June 13th to allow the owner to provide any updates or provide the new owner's information. Motion seconded & passed with a unanimous vote.
66. **810 E MAIN ST.** - The owner attended the Hearing. Motion to set the status hearing for July 11th to allow the owner to obtain a progress inspection. Motion seconded & passed with a unanimous.
67. **813 W MAIN ST.** - The owner was excused from the Hearing. Motion to Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.

- 68. 1315 E MAIN 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.
- 69. 1509 W MEMORIAL DR** - The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
- 70. 3104 S MONROE ST.** - The owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
- 71. 611 S PERSHING DR** - The owner was excused from the Hearing. Motion to set the status hearing for June 13th to allow the owner time to hire a contractor & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
- 72. 709 S VINE ST** - The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 73. 2917 N WESTWOOD RD** - The owner attended the Hearing. Motion to set the status hearing for June 13th to allow the owner time to complete the property clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.
- 74. 315 S WILLOW RD** - The owner was excused from the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
- 75. 1025 N WOLFE ST** - The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner & their contractor to work with the Building Commissioner's office to become compliant and obtain progress inspections. Motion seconded & passed with a unanimous vote.
- 76. 2315 N WOLFE ST.** - The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner & their contractor to work with the Building Commissioner's office to become compliant and obtain progress inspections. Motion seconded & passed with a unanimous vote.