

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** June 13<sup>th</sup>, 2024 at 2:00 PM

**Members Present:** Gretchen Cheeseman, Scott Boyce, John Lee, Aaron Clark

**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, June 13<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. **415 W 9<sup>TH</sup> ST** - The owner did not attend the hearing. Motion to Affirm the Demo Order, Motion to penalize \$2500 for noncompliance & set the status hearing for Aug 8th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote
2. **1000 W 14<sup>TH</sup> ST** - The owner attended the hearing. A neighbor attended the hearing with complaint & concerns of the property. Motion to Affirm the Rehab & Trash Orders, Motion to set the status hearing for July 11th to allow the owner time to obtain a walk-through inspection of the electrical. Motion seconded & passed with a unanimous vote.
3. **2014 S BEACON ST** - The owner attended the hearing. Motion to Affirm the Demo Order, Motion to set the status hearing for July 11th to allow the owner time obtain an electrical inspection & speak to electrical company. Motion seconded & passed with a unanimous vote.

4. **1320 E CENTENNIAL AVE** - The owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Motion to penalize \$4000 for noncompliance & set the status hearing for July 11th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.
5. **1410, 1414 & 1418 E CENTENNIAL AVE** - The owner was excused from the hearing. Motion to Affirm the Demo & Trash Orders, Motion to set the status hearing for Sept 12th to allow the owner time to show progress in becoming compliant. Motion seconded & passed with a unanimous vote.
6. **1407 E CENTENNIAL AVE.** - The owner did not attend the hearing. Motion to Affirm the Demo Order, Motion to penalize \$2500 for noncompliance & set the status hearing for Aug 8th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
7. **2901 S CHEROKEE RD** - The owner did not attend the hearing. Motion to Affirm the Trash Order, Motion to penalize \$500 for noncompliance & set the status hearing for July 11th to allow the owner time to clean the property. Motion seconded & passed with a unanimous vote
8. **1721 W CORNBREAD RD** - The owner attended the Hearing. Motion to Affirm the Demo Order, Release the Demo Order. Motion seconded & passed with a unanimous vote.
9. **3423 S DAYTON AVE.** - The owner attended the Hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
10. **118 N DELAWANDA AVE** - The owner was represented at the hearing by the land contract buyer, Larry Gray, at the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Motion to set the status hearing for Sept 12th to allow the owner time to obtain a building permit & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
11. **2105 S DELAWANDA AVE** - The owner was represented at the hearing by the land contract buyer, Larry Gray, at the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Motion to set the status hearing for Sept 12th to allow the owner time to obtain a building permit & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
12. **1909 N DUANE RD** - The owner was excused from the Hearing. Motion to Affirm the Trash Order, Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.
13. **2202 S EATON AVE-** The owner did not attend the hearing. Motion to Affirm the Demo Order, Motion to penalize \$5000 for noncompliance & place on the City's Noncompliance list for the City's Demo list. Motion seconded & passed with a unanimous vote
14. **928 S EBRIGHT ST** - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office to become compliant. Motion seconded & passed with a unanimous vote. Motion seconded & passed with a unanimous vote.
15. **1604 N ELM ST.** - The owner attended the hearing. Motion to Affirm the Rehab & Trash Orders, 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.

16. **2611 W ETHEL AVE** - The owner was excused from the Hearing. Motion to Affirm the Demo & Trash Orders, Motion to Release the Demo & Trash Orders. Motion seconded & passed with a unanimous vote.
17. **1401 E HIGHLAND AVE**- The owner attended the Hearing. Motion to Affirm the Trash Order, Status hearing set for July 13th to complete the property clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.
18. **1724 S HOYT AVE** - The owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, Motion to penalize \$3000 for noncompliance & set the status hearing for Aug 8th to allow the owner to become compliant. Motion seconded & passed with a unanimous vote.
19. **4114 N JANNEY AVE** - The owner was represented at the hearing by Alan with the owner's attorney office. Motion to Affirm the Rehab & Trash Order, Motion to set the status hearing for July 11th to allow time to clean the exterior. Motion seconded & passed with a unanimous vote.
20. **737N JEFFERSON ST** - The owner was excused from the Hearing. Motion to Affirm the Demo Order, Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
21. **1303 E KIRBY AVE** - The owner was represented at the hearing by the tenant, Clent Williams. Motion to Modify the Demo Order to Rehab, Affirm the Rehab Order. Motion to set the status hearing for Aug 8th to allow the owner & tenant time to obtain progress inspections under the building permit. Motion seconded & passed with a unanimous vote.
22. **1408 E KIRK ST** - The owner did not attend the hearing. Motion to Affirm the Demo Order, Motion to penalize \$2500 for noncompliance & set the status hearing for Aug 8th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.
23. **1601 S LIBERTY ST & 407/409 W 9<sup>TH</sup>** -The property owner attended the hearing. Motion to Affirm the Demo Order, Motion to place on the City's Noncompliance list due to the owner not able to become compliant. Motion seconded & passed with a unanimous vote.
24. **917 E. MAIN ST** - The property owner attended the hearing. Motion to Affirm the Demo Order, Motion to set the status hearing got Aug 8th to allow the owner time to provide rehab plans & timeline to become compliant with the contractor information. Motion seconded & passed with a unanimous vote.
25. **500 W MEMORIAL DR.** - The owner did not attend the hearing. Motion to Affirm the Demo Order, Motion to penalize \$5000 for noncompliance & place on the City's Noncompliance list for the City's Demo list. Motion seconded & passed with a unanimous vote.
26. **808 W RIVERSIDE** - The owner was represented by their property manager, MTP, at the Hearing. Motion to Affirm the Rehab Order, Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
27. **808 W RIVERSIDE** - The owner did not attend the hearing. Motion to Affirm the Rehab Order, Motion to set the status hearing for July 11th to allow time for repairs to be complete and a final inspection obtained. Motion seconded & passed with a unanimous vote.

28. **1525 S WALNUT ST** - The owner did not attend the hearing. Motion to Affirm the Rehab Order, Motion to set the status hearing for July 11th to allow time for repairs to be complete and a final inspection obtained. Motion seconded & passed with a unanimous vote.
29. **3318 E WYSOR ST** - The tax sale buyer was represented at the hearing. Motion to Affirm the Demo Order, Motion to set the status hearing for Oct 10th to get an update from the tax sale buyer on obtaining the deed. Motion seconded & passed with a unanimous vote.
30. **1103 W 1<sup>ST</sup>** - The owner did not attend the hearing. Motion to fine \$100 for not completing the demolition and not obtaining a final inspection, Motion to set a status hearing for July 11th to renew the demo permit, complete the demolition & obtain a final inspection. Motion seconded & passed with a unanimous vote.
31. **717 E 5<sup>TH</sup> ST** - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance, Motion to set the status hearing for Aug 8th to allow the owner to bring the property up to code & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
32. **320W 6<sup>TH</sup> ST** - The owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
33. **215 215 1/2 E 8<sup>TH</sup>** - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the tenant time to bring the property up to code & obtain an inspection. Motion seconded & passed with a unanimous vote.
34. **1331 E 8<sup>TH</sup> ST** - The owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in bringing the property up to code. Motion seconded & passed with a unanimous vote.
35. **911 S BEACON ST** - The owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in bringing the property up to code. Motion seconded & passed with a unanimous vote.
36. **2602 E 8<sup>TH</sup> ST** The owner attended the hearing. Motion to set the status hearing got Aug 8th to allow the owner time make progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
37. **208 E 9<sup>TH</sup> ST** - The owner attended the hearing. Motion to set the status hearing got Aug 8th to allow the owner time make progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
38. **1510 W 9<sup>TH</sup> ST** - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
39. **2112 W 10<sup>TH</sup> ST** - The owner attended the hearing. Motion to set the status hearing for July 11th to allow time to have the property cleaned & obtain an inspection. Motion seconded & passed with a unanimous vote.
40. **1127 W 11<sup>TH</sup> ST** - The owner attended the hearing. Motion to set the status hearing got Aug 8th to allow the owner time make progress, obtain proper permits & obtain an inspection. Motion seconded & passed with a unanimous vote.

41. **1901 W 11<sup>TH</sup>** - The owner did not attend the hearing. Motion to penalize \$500 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
42. **1621 W 16<sup>TH</sup> ST** - The property owner (deceased) was represented at the hearing by her son, Charles. Motion to set the status hearing for July 11th to allow time for an inspection to be obtained. Motion seconded & passed with a unanimous vote.
43. **1401 E 18<sup>TH</sup> ST** - The owner did not attend the hearing. Motion to penalize \$1500 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
44. **1304 E 20<sup>TH</sup> ST** - The owner was excused from the hearing. Motion to set the status hearing for July 11th to allow time to complete the property clean-up and obtain an inspection. Motion seconded & passed with a unanimous vote.
45. **1508 E 20<sup>TH</sup> ST** - The owner attended the hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote
46. **2310 E 22<sup>ND</sup> ST** - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance & set the status hearing for Aug 8th to allow the owner time to make progress and obtain progress inspection. Motion seconded & passed with a unanimous vote.
47. **2403 S BEACON ST** - The tenant attended the Hearing. Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.
48. **825 N BRADY** - The owner attended the hearing. Motion to set the status hearing for Aug 8th allow time to obtain proper permits. Motion seconded & passed with a unanimous vote.
49. **1110/1110 ADJ S BURLINGTON DR.** - The owner was represented at the hearing by Cindy Hisle. Motion to set the status hearing for July 11th to allow time to start the process of removing vacant mobile homes, keeping the whole property maintained & all structures secured. Motion seconded & passed with a unanimous vote.
50. **1921 E BUTLER ST.** - The owner attended the hearing. Motion to Release the Demo Order, Reduce the civil penalty to \$360, releases will be provided once the reduced penalty is paid. Motion seconded & passed with a unanimous vote.
51. **720 W CENTENNIAL AVE** - The owner was excused from the hearing. Motion to set the status hearing for Sept 12th to allow time for progress to be made and inspections obtained. Motion seconded & passed with a unanimous vote.
52. **2901 E CENTENNIAL AVE.** - The owner was excused from the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
53. **401 N CLAYPOOL RD** - The owner did not attend the hearing. Motion to set the status hearing for July 11th to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
54. **326 N DELAWANDA AVE.** - The owner attended the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to clean the exterior & obtain an inspection. Motion seconded & passed with a unanimous vote.
55. **1208 ADJ N ELM ST-** The owner did not attend the hearing. Motion to Release the Trash Order, releases can be provided once the civil penalty is paid. Motion seconded & passed with a unanimous vote.

56. **1208 N ELM ST.** - The owner was represented at the hearing. Motion to set the status hearing for Aug 8th to allow time for a demo permit to be obtained for the demolition of the garage and to provide a plan for the house. Motion seconded & passed with a unanimous vote
57. **2801 S FRANKLIN ST** - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance, Motion to set the status hearing for Aug 8th to allow time for progress to be made and an inspection to be obtained. Motion seconded & passed with a unanimous vote.
58. **2909 S FRANKLIN ST** - The owner was excused from the Hearing. Motion to Release the Rehab Order, Motion to Reduce the Civil Penalty to \$1,000. Motion seconded & passed with a unanimous vote.
59. **2108 S GRANT ST** - The owner attended the Hearing. Motion to Release the Rehab Order, Owner is to pay \$100 fine before the release will be provided. Motion seconded & passed with a unanimous vote.
60. **2905 S GRANT ST** - The owner attended the Hearing. Motion to Release the Demo Order, the release will be provided once the final demo inspection is complete. Motion seconded & passed with a unanimous vote.
61. **3011 S HACKLEY ST** - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
62. **3200 S HACKLEY ST** - The owner attended the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to make continued progress and provide an update for the property. Motion seconded & passed with a unanimous vote.
63. **408 W HARVARD AVE** - The owner attended the hearing. Motion to set the status hearing for Aug 8th to allow time to have the whole property cleaned & inspected. Motion seconded & passed with a unanimous vote.
64. **1525 S HIGH ST** - The owner did not attend the hearing. Motion to penalize \$1000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
65. **706 E JACKSON ST APT 4** - The owner attended the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Aug 8th to allow time to obtain proper permits for repairs & obtain a progress inspection. Motion seconded & passed with a unanimous vote
66. **720/722 W JACKSON ST** - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
67. **1501 E JACKSON ST** - The owner was represented at the hearing by Richard Crabtree. Motion to set the status hearing for Aug 8th to allow time for the contractor hired by the owner to obtain a demo permit and to start & complete the demolition. Motion seconded & passed with a unanimous vote.
68. **1300 S JEFFERSON ST.** - The owner was excused from the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to start on repairs & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
69. **816 E KIRBY AVE** - The owner excused from the hearing. Motion to set the status hearing for July 11th to allow time for the demolition to be complete &

the proper inspections obtained. Motion seconded & passed with a unanimous vote.

70. **414 N MADISON ST** - The owner attended the hearing. Motion to set the status hearing for Aug 8th to allow time for the sale of the property to be complete and for the new owner to make contact & provide plans for the property. Motion seconded & passed with a unanimous vote
71. **1609 1605 1601 N MADISON ST** - The owner was excused from the Hearing. Motion to Release the Demo & Trash Orders. Motion seconded & passed with a unanimous vote.
72. **4608 ADJ S MADISON ST** - The owner did not attend the Hearing. Motion to give the Demo Order to the Attorney to get a court order for occupants to vacate the property. Motion seconded & passed with a unanimous vote.
73. **626 628 W MAIN ST** - The owner was represented by their property manager, MTP, at the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote,
74. **2116 N BALL AVE** - The owner was represented at the hearing by Keith from MTP. Motion to Fine \$100 for not obtaining a progress inspection, Motion to set the status hearing for Aug 8th to allow for proper permits to be obtained for repairs & to have any inspection obtained. Motion seconded & passed with a unanimous vote.
75. **1001 W WAYNE ST** - The owner was represented by their property manager, MTP, at the Hearing. Motion to Release the Rehab Order, Motion to Reduce the Civil Penalty to \$500. Motion seconded & passed with a unanimous vote,
76. **815 W MAIN ST** - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
77. **1509 W MEMORIAL** - The owner attended the hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
78. **424 E NORTH ST** - The owner attended the hearing. Motion to set the status hearing for July 11th to allow the owner time to reach out to the Planning Commission regarding the zoning / use of the building, make a decision on what their plans are for the property and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
79. **904 N PENN ST** - The owner did not attend the hearing. Motion to set the status hearing for Aug 8th to allow time for the owner to sell the property and/or provide plans to bring the property up to code. Motion seconded & passed with a unanimous vote.
80. **611 S PERSHING DR** - The owner was excused from the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to provide the plans to bring the property up to code & obtain an inspection. Motion seconded & passed with a unanimous vote.
81. **1105 W POWERS 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.
82. **704 E MAIN ST** - The owner did not attend the hearing. Motion to set the status hearing for Sept 12 to allow time for the property to be sold and transferred into the new owner's name. Motion seconded & passed with a unanimous vote.

- 83. 112 N VINE ST** - The owner did not attend the hearing. Motion to set the status hearing for Sept 12 to allow time for the property to be sold and transferred into the new owner's name. Motion seconded & passed with a unanimous vote.
- 84. 2418 S VINE ST**- The owner was excused from the Hearing. Motion to Release the Demo Order, Motion to Reduce the Civil Penalty to \$100. Motion seconded & passed with a unanimous vote.
- 85. 2705 N ELM ST** - The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in becoming compliant. Motion seconded & passed with a unanimous vote.
- 86. 2300 N WALNUT ST** - The owner was excused from the Hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in becoming compliant. Motion seconded & passed with a unanimous vote.
- 87. 2917 N WESTWOOD** - The owner was excused from the Hearing. Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.
- 88. 617 E WILLARD ST** - The owner was represented by Joy Vance at the hearing. Motion to set the status hearing for July 11th to allow the owner to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
- 89. 704 E WILLARD ST** - The owner was excused from the Hearing. Motion to set the status hearing for Aug 8th to allow the owner to make progress under the Building Permit. Motion seconded & passed with a unanimous vote.
- 90. 710 E WILLARD ST** - The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & progress provided, Motion to set the status hearing for Aug 8th to allow the owner time to show progress in becoming compliant. Motion seconded & passed with a unanimous vote.
- 91. 1012 E WILLARD ST** - The owner did not attend the Hearing. Motion to penalize \$2500 for noncompliance & progress provided, Motion to set the status hearing for Aug 8th to allow the owner time to show progress in becoming compliant. Motion seconded & passed with a unanimous vote.