

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

Hearing Date: July 11th, 2024 at 2:00 PM

Members Present: Gretchen Cheeseman, Scott Boyce, 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, July 11th, 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.

1. **1928 W 9th ST - The owner did not attend the hearing. Motion to Affirm the Demo Order, Penalize \$3500 for noncompliance & set for Aug 8th to allow the owner time to bring the property up to code. Motion seconded & passed with a unanimous vote.**
2. **1408 W 11th 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.**
3. **1600 W 13th ST - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.**
4. **1608 W 13th ST - The owner was excused from the hearing. Motion to Affirm the Rehab & Trash Orders, Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.**
5. **2001 E 17TH ST - The owner did not attend the hearing. Motion to Affirm the Trash Order, Penalize \$100 for noncompliance and set the status**

- hearing for Aug 8th to allow the owner 30 days to complete the clean-up. Motion seconded & passed with a unanimous vote.
6. 1506 21ST ST - The owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code & obtain an insp. Motion seconded & passed with a unanimous vote.
 7. 3000 W BROOK DR - The owner attended the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote
 8. 2108 W BRYDEN RD - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Sept 12th to allow the owner's contractor time to complete the repairs & obtain an inspection. Motion seconded & passed with a unanimous vote.
 9. 801 S BURLINGTON DR - The owner attended the hearing. Motion to Affirm the Demo & Trash Order, status hearing set for Aug 8th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 10. 425 W CHARLES 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 for City Demo. Motion seconded & passed with a unanimous vote.
 11. 2304 W CHRISTY LN - The owner was excused from the hearing. Motion to Affirm the Rehab & Trash Orders, Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.
 12. 1305 S EBRIGHT ST - The owner did not attend the hearing. Motion to Affirm the Rehab Order, penalize \$2500 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code. Motion seconded & passed with a unanimous vote.
 13. 1310 S EBRIGHT ST - The owner did not attend the hearing. Motion to Affirm the Trash Order, penalize \$1000 for noncompliance and set the status hearing for Aug 8th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
 14. 2220 S ELM ST - The owner attended the hearing. Motion to Affirm the Trash Order, set the status hearing for Aug 8th to allow the owner time to complete the clean-up and obtain an inspection. Motion seconded & passed with a unanimous vote.
 15. 1702 S FRANKLIN ST - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Oct 10th to allow the owner time to start the work on the repairs and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 16. 1111 S HIGH ST - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Aug 8th to allow the owner time to complete the clean-up and provide new owner information. Motion seconded & passed with a unanimous vote.
 17. 1205 S HIGH ST - The owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, penalize \$3000 for noncompliance & set the status hearing for Sept 12th to allow the owner time to bring the

- property up to code and clean-up the property. Motion seconded & passed with a unanimous vote.
18. 1120 S JEFFERSON ST - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
 19. 1608 LINDA LN - The owner (deceased) was represented at the hearing. Motion to Affirm the Rehab Order, set the status hearing for Aug 8th to allow the owner's daughter time to obtain an inspection & to get the property into her name. Motion seconded & passed with a unanimous vote.
 20. 514 W MAIN ST -The owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, penalize \$4000 for noncompliance and set the status hearing for Aug 8th to allow the owner time to bring the property up to code and obtain an inspection. Motion seconded & passed with a unanimous vote.
 21. 1217 E MAIN ST - The owner attended the hearing. Motion to Affirm the Rehab & Trash Orders, set the status hearing for Aug 8th to allow the owner time to provide the sales agreement and provide the new owner information. Motion seconded & passed with a unanimous vote.
 22. 2624 S MEEKER AVE. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote
 23. 2101 2103 S MOCK AVE. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
 24. 1200 ADJ S MULBERRY ST. - The owner was represented at the hearing. Motion to Affirm the Demo & Trash Order, status hearing set for Aug 8th to allow the owner time to have a progress inspection and to remove the dumpster & trash issue. Motion seconded & passed with a unanimous vote.
 25. 1406 S PERSHING DR. - The land contract buyer attended the hearing. Motion to Affirm the Rehab & Trash Orders, status hearing set for Oct 10th to allow the land contract buyer to record the contract and obtain an inspection. Motion seconded & passed with a unanimous vote
 26. 2213 S PERSHING DR. - The owner did not attend the hearing. Motion to Affirm the Demo & Rehab Orders, penalize \$3500 for noncompliance and set the status hearing for Aug 8th to allow the owner time to bring the property up to code & obtain an inspection. Motion seconded & passed with a unanimous vote.
 27. 3015 S PERSHING DR. - The new owner attended the hearing. Motion to Affirm the Rehab Order, set the status hearing for Sept 12th to allow the owner time to obtain proper permits and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 28. 800 BLK W WAYNE - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
 29. 1103 W 1ST ST - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to complete the demo and

- obtain proper inspections. Motion seconded & passed with a unanimous vote.
30. 605 W 10TH ST - The owner was excused from the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code & obtain progress inspections. Motion seconded & passed with a unanimous vote.
 31. 2112 W 10TH ST - The owner attended the hearing. Motion to release the Trash Order. Motion seconded & passed with a unanimous vote.
 32. 1315 E 11TH ST - The owner was represented at the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to complete the sale & provide the board with the new owner's information.
 33. 1000 W 14TH ST - The owner was excused from the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code & obtain an inspection. Motion seconded & passed with a unanimous vote.
 34. 1816 W 15TH ST - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 35. 1621 W 16TH ST - The owner's son was represented by his attorney at the hearing. Motion to set the status hearing for Sept 12th to allow time for the property to be transferred to the son's name and the demolition to be started or completed. Motion seconded & passed with a unanimous vote.
 36. 1525 E 18TH ST - The owner was represented at the hearing. Motion to set the status hearing for Aug 8th to allow the owner's contractor time to start & complete the demolition and obtain the proper inspections. Motion seconded & passed with a unanimous vote.
 37. 2511 S MACEDONIA AVE. - The owner was represented at the hearing. Motion to set the status hearing for Sept 12th to allow time for the other building to be demoed and the work started on the wall rebuild with proper inspections. Motion seconded & passed with a unanimous vote
 38. 1304 E 20TH ST - The owner did not attend the hearing. Motion to penalize \$100 for noncompliance and set the status hearing for Aug 8th to allow the owner time to complete the clean-up of the property and call for an inspection. Motion seconded & passed with a unanimous vote
 39. 703 W ADAMS ST - The owner attended the hearing. Motion to place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office to bring the property up to code and obtain proper inspections. Motion seconded & passed with a unanimous vote.
 40. 1916 E YALE AVE. - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to provide updated plans to bring the property up to code. Motion seconded & passed with a unanimous vote.
 41. 2014 S BEACON ST - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to come up with a plan for electrical on the garage that needs demolished. Motion seconded & passed with a unanimous vote.

42. 1110 & 1110 ADJ S BURLINGTON DR. - The owner did not attend the hearing. Motion to penalize \$5000 for noncompliance and place on the City's Noncompliance list for City demolition. Motion seconded & passed with a unanimous vote.
43. 1320 E CENTENNIAL AVE. - The owner did not attend the hearing. Motion to penalize \$4000 for noncompliance and place on the City's Noncompliance. Motion seconded & passed with a unanimous vote.
44. 2901 S CHEROKEE RD - The owner did not attend the hearing. Motion to release the Trash Order and Reduce the Civil Penalty to \$100. Motion seconded & passed with a unanimous vote.
45. 401 N CLAYPOOL RD - The owner was excused from the hearing. Motion to release the Trash Order and Reduce the Civil Penalty to \$100. Motion seconded & passed with a unanimous vote.
46. 2029 E DEPAUW AVE - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance and place on the City's Noncompliance. Motion seconded & passed with a unanimous vote.
47. 2201 E DEPAUW - The owner attended the hearing. Motion to release the Demo Order and Reduce the Civil Penalty to \$100. Motion seconded & passed with a unanimous vote.
48. 2215 E DEPAUW - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
49. 1604 N ELM - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
50. 500 W HOWARD- The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
51. 4114 N JANNEY AVE - The owner did not attend the hearing. Motion to release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.
52. 615 N JEFFERSON ST - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
53. 816 E KIRBY AVE. -The owner did not attend the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to complete the demolition and obtain the proper inspections. Motion seconded & passed with a unanimous vote.
54. 900 E KIRBY AVE. - The owner did not attend the hearing. Motion to penalize \$1000 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
55. 810 E MAIN ST - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to

- code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
56. 821 W MAIN ST. - The owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the owner & their contractor time to work with the Building Commissioner's office to bring the property up to code and obtain progress inspections. Motion seconded & passed with a unanimous vote.
 57. 2523 S MEEKER AVE. - The owner (deceased) was represented at the hearing by Sam Vaughn. Motion to set the status hearing for Aug 8th to allow the owner's son time to have the deed put in his name and to obtain a walk-through inspection with the Building Commissioner's office & the Health Dept. Motion seconded & passed with a unanimous vote.
 58. 424 E NORTH ST. - The owner attended the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
 59. 803 S PERSHING DR. - The owner was excused from the hearing. Motion to reduce the Civil Penalties to \$2500 from \$5000. Motion seconded & passed with a unanimous vote.
 60. 2543 S PORT AVE - The owner did not attend the hearing. Motion to penalize \$1000 for noncompliance and place on the City's Noncompliance. Motion seconded & passed with a unanimous vote.
 61. 1607S RIBBLE AVE. - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 62. 207 N WALDEMERE AVE. - The owner did not attend the hearing. Motion to penalize \$1500 for noncompliance and place on the City's Noncompliance list to give the file to the City's Attorney for the City to take action in cleaning the property. Motion seconded & passed with a unanimous vote.
 63. 2111 S WALDEMERE AVE. - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance and place on the City's Noncompliance. Motion seconded & passed with a unanimous vote.
 64. 1525 S WALNUT ST. - The owner did not attend the hearing. Motion to set the status hearing for Aug 8th to allow the owner time to complete the rehab repairs and obtain a final inspection. Motion seconded & passed with a unanimous vote.
 65. 2410 S WALNUT ST. - The owner was excused from the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to maintain the property and bring up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 66. 617 E WILLARD ST - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to bring the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 - 67.