

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

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

Members Present: , Scott Boyce, Allen Wiseley, Katina Strauch, John Lee

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, August 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.

1. 218 E 6TH ST - The owner did not attend the Hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
2. 1209 E 8TH ST - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
3. 1616 W 9TH ST. - The owner did not attend the Hearing. Motion to add Rehab to the Order, Affirm the Rehab & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote
4. 1916 W 10TH 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 Oct

- 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
5. 2013 W 11TH ST - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Orders, Penalize \$1500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
 6. 1438 W 13TH ST - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Orders, Set the status hearing for Sept 12th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
 7. 2210 E 19TH ST - The owner was represented by their property manager from MTP at the hearing. Motion to Affirm the Trash Order, Fine \$100 for noncompliance, set the status hearing for Sept 12th to allow time to have the property cleaned & obtain an inspection. Motion seconded & passed with a unanimous vote.
 8. 2009 N AULT AVE. - The owner did not attend the hearing, an interested party attended with concerns for the property. Motion to add Demo to the Order, Affirm the Demo & Trash Order, Penalize \$5000 for noncompliance and placed on the City's Noncompliance list for City demolition. Motion seconded & passed with a unanimous vote
 9. 526 N BENNETT ST - The owner was represented by family at the hearing. Motion to Affirm the Rehab Order, set the status hearing for Nov 14th to allow the owner time to make repairs under proper permits and obtain inspections. Motion seconded & passed with a unanimous vote.
 10. 2000 E DEPAUW AVE - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to owner complying with the order. Motion seconded & passed with a unanimous vote.
 11. 928 N GAVIN ST - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Sept 12th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
 12. 3901 W GILBERT ST - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order due to owner complying with the order. Motion seconded & passed with a unanimous vote.
 13. 214 S GRANT ST. - The owner did not attend the hearing. Motion to Affirm the Trash Order, Penalized \$500 for noncompliance & set the status hearing for Sept 12th to allow the 30 days to clean the property and obtain an inspection. Motion seconded & passed with a unanimous vote.
 14. 1211 S HIGH ST - The owner attended the hearing. Motion to add Rehab to the Order, Affirm the Rehab & Trash Orders, set the status hearing for Sept 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 15. 1421 E HIGHLAND AVE - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Sept 12th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
 16. 1424 E HIGHLAND AVE. - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Sept 12th to allow the owner time to sell the property & provide the UBHA Board with the new owner's information. Motion seconded & passed with a unanimous vote.

17. 1809 E HIGHLAND AVE. - The owner did not attend the hearing. Motion to Affirm the Demo & Trash Order, Penalize \$5000 for noncompliance & place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
18. 2016 N JANNEY AVE. - The owner did not attend the hearing, an interested party attended with concerns. Motion to Affirm the Demo Order, Penalized \$2500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote
19. 1308 S MADISON ST. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to owner complying with the order. Motion seconded & passed with a unanimous vote.
20. 3000 S MADISON ST. - The owner was excused from the hearing. Motion to Affirm the Part. Demo Order, Release the Part. Demo Order due to owner complying with the order. Motion seconded & passed with a unanimous vote.
21. 1519 W MAIN ST - The owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, set the status hearing for Sept 12th to allow the owner time to become compliant. Motion seconded & passed with a unanimous vote.
22. 1305 W MEMORIAL DR. - The owner did not attend the hearing. Motion to Affirm the Demo Order, Penalize \$5000 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
23. 1309 W MEMORIAL DR - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$2500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
24. 2200 S MOCK AVE - The owner attended the hearing. Motion to Affirm the Trash Order, set the status hearing for Sept 12th to allow the owner 30 days to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
25. 2206 S MOCK AVE.- The owner was represented at the hearing by their property manager from MTP. Motion to Affirm the Rehab & Trash Orders, set the status hearing for Sept 12th to allow the property manager time to provide contractor information and plans to become compliant. Motion seconded & passed with a unanimous vote.
26. 3233 S MOCK AVE. - The owner attended the hearing. Motion to Affirm the Trash Order, Fine \$100 for not cleaning the property and set the status hearing for Sept 12th to allow the owner 30 days to complete the clean-up. Motion seconded & passed with a unanimous vote.
27. 725 W POWERS ST. - The owner had to leave the Hearing due to an emergency. Motion to Affirm the Rehab & Trash Orders, Set the status hearing for Sept 12th to allow the owner time to obtain provide rehab plans & timeline to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
28. 2312 E PURDUE RD. - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
29. 2204 N RECTOR AVE. - The owner did not attend the Hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$3500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.

30. 1612 & 1616 N WALNUT - The owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$5000 for noncompliance and place on the City's Noncompliance list for City Demolition & Clean-up. Motion seconded & passed with a unanimous vote.
31. 2412 S WALNUT ST - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to owner complying with the order. Motion seconded & passed with a unanimous vote.
32. 1117 E WASHINGTON ST. - The owner did not attend the Hearing. Motion to Affirm the Demo & Rehab Orders, Penalize \$4000 for noncompliance and set the status hearing for Oct 10th to allow the owner time to provide plans to become compliant and obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
33. 717 E 5TH ST. - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Oct 10th to allow the owner time make progress under proper permits & obtain inspections. Motion seconded & passed with a unanimous vote.
34. 2602 E 8TH ST - The owner attended the hearing. Motion to Fine \$500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to make progress under proper permits & obtain progress inspections. Motion seconded & passed with a unanimous vote.
35. 208 E 9TH ST - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance & set the status hearing for Oct 10th to allow the owner time to bring the proper up to code and obtain proper inspections. Motion seconded & passed with a unanimous vote.
36. 415 W 9TH ST. - The owner was excused from the hearing. Motion to Release the Demo Order and Reduce the \$2500 Civil Penalty that was imposed at the June 13, 2024 hearing to \$500. Motion seconded & passed with a unanimous vote.
37. 1928 W 9TH 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.
38. 1127 W 11TH ST - The owner attended the hearing. Motion to Modify the Demo Order to Rehab Order and set the status hearing for Oct 10th to allow the owner time to make continued progress under the building permit. Motion seconded & passed with a unanimous vote
39. 1315 E 11TH ST - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance & set the status hearing for Oct 10th to allow the owner time to bring the proper up to code and obtain proper inspections. Motion seconded & passed with a unanimous vote.
40. 2001 E 17TH ST - The owner did not attend the hearing. Motion to penalize \$500 for noncompliance and set the status hearing for Sept 12th to give the owner 30 days clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
41. 1525 E 18TH ST. - The owner was represented at the hearing by Robert Mattix. Motion to set the status hearing for Sept 12th to allow the owner's contractor time to complete the demolition and obtain proper inspections. Motion seconded & passed with a unanimous vote.
42. 1304 E 20TH ST - The owner attended the hearing. Motion to Fine \$100 for not completing the clean-up & obtaining an inspection, status hearing set for Sept 12th to allow the owner 30 days to complete the clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.

43. 2310 E 22ND ST - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
44. 2116 N BALL AVE - The owner was represented at the hearing by their property manager, Dakota Crabtree, from MTP. Motion to Fine \$500 for not obtaining proper permits or an inspection, status hearing set for Sept 12th to allow the property manager time to have the contractor time to obtain proper permits and a progress inspection. Motion seconded & passed with a unanimous vote.
45. 825 N BRADY ST - The owner did not attend the hearing. Motion to set the status hearing for Oct 10TH to allow the owner time to obtain the building permit that had been approved and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
46. 801 S BURLINGTON DR. - The owner was represented at the hearing. Motion to Release the Trash Order and set the status hearing for Sept 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
47. 1407 E CENTENNIAL AVE - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to provide updates on selling the property. Motion seconded & passed with a unanimous vote.
48. 804 W CROMER AVE - The owner was represented by Kevin Miller at the hearing. Motion to Fine \$500 for noncompliance & set the status hearing for Sept 12th to allow the owner time to obtain proper permits and progress inspection. Motion seconded & passed with a unanimous vote.
49. 326 N DELAWANDA AVE - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain the approved building permit and progress inspections. Motion to seconded & passed with unanimous vote.
50. 2105 S DELAWANDA AVE - The owner was represented by Charles Staton at the hearing. Motion to Fine \$100 for noncompliance and set the status hearing for Oct 10th to allow the owner time to obtain proper permits and inspections. Motion seconded & passed with a unanimous vote.
51. 1310 S EBRIGHT ST - The owner did not attend the hearing. Motion to penalize \$500 for noncompliance & set the status hearing for Sept 12th to allow the owner 30 days to complete the clean-up and obtain an inspection. Motion seconded & passed with a unanimous vote
52. 1208 N ELM ST. - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to provide plans to become compliant, obtain proper permits and inspections. Motion seconded & passed with a unanimous vote.
53. 2220 S ELM ST.- The owner did not attend the hearing. Motion to penalize \$500 for noncompliance & set the status hearing for Sept 12th to allow the owner 30 days to complete the clean-up and obtain an inspection. Motion seconded & passed with a unanimous vote.
54. 2801 S FRANKLIN 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.
55. 2913 S HACKLEY ST. -
The owner did not attend the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain progress inspections under the proper permits. Motion seconded & passed with a unanimous vote.

56. 3200 SOUTH HACKLEY ST -The owner was excused from the hearing. Motion to set the status hearing to Oct 10th to allow the owner time to sell the property & update UBHA of the new owner. Motion seconded & passed with a unanimous vote.
57. 408 W HARVARD AVE - The owner was excused from the hearing. Motion to Release the Demo & Trash Orders and Reduce the \$1000 Civil Penalty that had been imposed on March 14th, 2024 to \$500. Motion seconded & passed with a unanimous vote.
58. 1111 S HIGH ST. - The owner did not attend the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain progress inspections. Motion seconded & passed with a unanimous vote.
59. 1724 S HOYT - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to obtain proper permits and progress inspections. Motion seconded & passed with a unanimous vote.
60. 706 E JACKSON ST APT 4 - 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.
61. 1501 E JACKSON ST - The owner was represented by Richard Crabtree at the hearing. Motion to set the status hearing for Oct 10th to allow the owner's contractor time to renew the demo permit and complete the demolition and obtain proper inspections. Motion seconded & passed with a unanimous vote.
62. 1300 S 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 by obtaining proper permits and progress inspections. Motion seconded & passed with a unanimous vote.
63. 816 E KIRBY AVE. - The owner was excused from the hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
64. 1303 E KIRBY AVE. - The owner was represented at the hearing. Motion to place on Administrative Enforcement to allow the owner time to work with the Building Commissioner's office in bringing the property up to code and obtain inspections. Motion seconded & passed with a unanimous vote.
65. 1408 E KIRK 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.
66. 1608 E LINDA LN - The owner attended the hearing. Motion to set the status hearing for Sept12th to allow the owner time to complete work and obtain a final inspection. Motion seconded & passed with a unanimous vote.
67. 807 S MACEDONIA AVE. - The owner did not attend the hearing. Motion to Modify the Rehab Order to Demo Order, Affirm the Demo Order and penalize \$5000 for noncompliance and place on the City's Noncompliance list for City demolition. Motion seconded & passed with a unanimous vote.
68. 809 S MACEDONIA AVE. - The owner did not attend the hearing. Motion to Modify the Rehab Order to Demo Order, Affirm the Demo Order and penalize \$5000 for noncompliance and place on the City's Noncompliance list for City demolition. Motion seconded & passed with a unanimous vote.
69. 414 N MADISON ST. - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to properly notify the new owner of the unsafe order. Motion seconded & passed with a unanimous vote.

70. 514 W MAIN ST. - The land-contract buyer, Candace, attended the hearing. Motion to set the status hearing for Sept 12th to allow the land-contract buyer to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
71. 917 E MAIN ST. - The owner did not attend the hearing, a neighbor attended with concerns. Motion to penalize \$5000 for noncompliance & place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
72. 1217 E MAIN ST - The owner did not attend the hearing. Motion to set the status hearing for Sept 12th to properly notify the new owner of the unsafe order. Motion seconded & passed with a unanimous vote.
73. 2523 S MEEKER AVE. - The owner was represented by Sam Vaughn at the hearing. Motion to set the status hearing for Sept 12th to allow the Building Commissioner's office & Health Dept. to meet at this property. Motion seconded & passed with a unanimous vote.
74. 1200 ADJ S MULBERRY ST. - The owner did not attend the hearing. Motion to penalize \$5000 for noncompliance and set the status hearing for Sept 12th to allow the owner time to obtain proper permits and inspections. Motion seconded & passed with a unanimous vote
75. 424 E NORTH ST. - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to obtain a walk-through inspection and to have correspondence with the Delaware County Planning Commission. Motion seconded & passed with a unanimous vote
76. 904 N PENN ST - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Oct 10th to allow the owner time to bring the property up to code and obtain an inspection or sell the property. Motion seconded & passed with a unanimous vote.
77. 611 S PERSHING DR. - The owner was excused from the hearing. Motion to set the status hearing for Sept 12th to allow owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
78. 2213 S PERSHING DR. - The owner attended the hearing. Motion to set the status hearing for Sept 12th to allow the owner time to obtain a progress inspection and provide contractor information. Motion seconded & passed with a unanimous vote.
79. 1525 S WALNUT ST - The owner was excused from the hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
80. 704 E WILLARD ST. - The owner was represented by Myron at the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order and set the status hearing for Oct 10th to allow the owner to obtain progress inspections. Motion seconded & passed with a unanimous vote.
81. 710 E WILLARD 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. 1012 E WILLARD 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.