

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: September 12th, 2024 at 2:00 PM

Members Present: Gretchen Cheeseman, Aaron Clark, Katina Strauch

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, September 12th, 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. 117 E 7TH ST. - The tenant attended the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to compliance. Motion seconded & passed with a unanimous vote.
2. 402 404 W 7TH 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 Oct 10th to allow the owner time to bring the property up to code with proper permits and inspections. Motion seconded & passed with a unanimous vote.
3. 2510 W 7TH ST - The owner attended the hearing. Motion to Affirm the Trash Order, Set the status hearing for Oct 10th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
4. 711 E 8TH ST The owner was represented at the hearing. Motion to Affirm the Demo Order, Set the status hearing for Dec 12th to allow the owner time to obtain a walk-through and provide a rehab plan & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.-

5. 412 E 9TH ST -The owner did not attend the hearing. Motion to Affirm the Trash Order, Release the Rehab Order, Penalize \$500 for noncompliance & set the status hearing for Oct 10th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
6. 2212 W 9TH ST - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to compliance. Motion seconded & passed with a unanimous vote.
7. 2100 E 18TH ST - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
8. 1512 ANDOVER AVE - The owner did not attend the hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to bring the property into compliance with proper permits & inspections. Motion seconded & passed with a unanimous vote.
9. 1712 N AULT AVE. - The owner did not attend the hearing. Motion to Affirm the Trash Order, penalize \$500 for noncompliance & set the status hearing for Oct 10th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
10. 309 S COLE AVE. - The owner was excused from the hearing. Motion to Affirm the Demo Order, set the status hearing for Oct 10th to allow the owner time to provide plans & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.
11. 2814 S FRANKLIN ST. - 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 for City Demolition. Motion seconded & passed with a unanimous vote.
12. 215 S GRANT ST. - The owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$1000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
13. 5020 W HESSLER RD - Owner was excused from hearing. Motion to affirm the Demo order. Status hearing set Oct 10th to complete demolition and obtain inspection. Motion seconded and passed with a unanimous vote.
14. 716 718 W HOWARD ST. - The owner was excused from the hearing Motion to Affirm the Rehab & Trash Order. Provide plans to bring property up to code and obtain proper permits and inspections. Set status hearing for Oct. 10th. Motion seconded & passed with a unanimous vote
15. 1311 ½ W JACKSON ST - The owner was represented at the hearing. Motion to affirm the Demo & Trash Order, Bring property up to code and obtain proper permits & inspections. Set status hearing for Oct.10th. Motion seconded & passed with a unanimous vote.
16. 2107 S JEFFERSON ST. - 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 for City Demolition. Motion seconded & passed with a unanimous vote.
17. 2111 S JEFFERSON ST. - The owner was represented at the hearing by the property manager. Motion to affirm the Demo & Trash Orders, Fine \$250 for noncompliance in clearing the property, Set the status hearing for Oct 10th to allow the owner time to

- clean the exterior & provide rehab plans with a timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.
18. 1604 KOHLMETZ ST. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to compliance. Motion seconded & passed with a unanimous vote.
 19. 2215 S MADISON ST- The owner attended the hearing. Motion to affirm the Rehab Order. Provide plans and time line to bring property up to code; proper permits and inspections w/update and timeline. Set status hearing for Nov 14th. Motion seconded & passed with a unanimous vote.
 20. 924 E MAIN ST. - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
 21. 3101 S PERSHING DR.- The owner did not attend the hearing. Motion to affirm the Trash Order. Clean property in 30 days and obtain an inspection. set status hearing for Oct 10th. Motion seconded & passed with a unanimous vote.
 22. 2200 N RECTOR AVE. - The owner was represented at the hearing. Motion to modify the Rehab order to Demo order, Affirm the Demo order. Set the status hearing for Nov 14th to allow the owner time to obtain a demo permit. Motion seconded & passed with a unanimous vote.
 23. 2209 S WALNUT ST. - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
 24. 2001 W WOODMONT DR.- The owner did not attend the hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance, set the status hearing for Oct 10th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
 25. 2217 E YALE AVE.- The owner did not attend the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, Penalize \$2500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to bring the property into compliance with proper permits & inspections. Motion seconded & passed with a unanimous vote
 26. 1103 W 1ST ST. - Owner was present for hearing. Motion to have the Demo permit renewed and complete demo, set the status hearing for Oct 10th to allow the owner time to complete the demolition. Motion seconded & passed with a unanimous vote.
 27. 215 215 ½ E 8TH ST. - The owner did not attend the hearing. Fine 100.00 for not obtaining a progress inspection. Need Rehab timeline to complete work & obtain proper inspections. Status hearing set for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 28. 1412 W 9TH ST. - The owner attended the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
 29. 605 W 10TH ST - The owner was excused from the hearing. Motion to set status hearing for Oct 10th to allow the owner time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
 30. 1438 W 13TH ST - Motion to release the rehab order
 31. 1000 W 14TH ST- Owner did not show for hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a final rehab inspection. Motion seconded & passed with a unanimous vote.

32. 1816 W 15TH ST. -Owner was not present for hearing. Motion to set Status hearing set for Oct 10th to allow the owner time to provide timeline to complete repairs and obtain proper inspections. Motion seconded & passed with a unanimous vote.
33. 1621 W 16TH ST. - The owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to provide their plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote
34. 2001 E 17TH ST- Owner was not present at the hearing Motion to Penalized \$500.00 for non compliance. Property to be cleaned within 30 days and obtain an inspection. Status hearing set for Oct 10th. Motion seconded & passed with a unanimous vote.
35. 2210 E 19TH ST. - Owner was represented at hearing by their property manager. Motion to set the status hearing for Oct 10th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
36. 2116 N BALL AVE. - Owner was represented at hearing. Motion to release the Rehab Order., Release the fines. Motion seconded & passed with a unanimous vote.
37. 2206 S MOCK AVE. -The owner was represented at the hearing by their property manager. Motion to Release the garage from the Order, set the status hearing for for Oct 10th to allow the owner time to bring the property up to code and obtain proper inspections. Motion seconded & passed with a unanimous vote.
38. 1304 E 20TH – Okay to release Steve Selvey 10/8/2024. Owner was present for hearing. Motion to fine \$100.00 for non compliance. Property to be cleaned within 30 days & obtain inspection report set status hearing for Oct 10th. Motion seconded & passed with a unanimous vote.
39. 1506 E 21ST ST - Owner was not present at hearing. Motion to Penalized \$3000.00 for noncompliance and placed on the City's Non Compliance List. Motion seconded & passed with a unanimous vote.
40. 2310 E 22ND - Owner was excused from the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to provide plans to complete work in bringing the property up to code and obtain proper inspections. Motion seconded & passed with a unanimous vote.
41. 2014 S BEACON ST - Owner was not present at the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to provided updated information regarding the garage. Motion seconded & passed with a unanimous vote.
42. 2108 W BRYDEN RD - Owner was present at hearing. Motion to set the status hearing set for Nov14th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
43. 801 S BURLINGTON DR. - Owner was represented at hearing. Motion to set the status hearing set for Nov14th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
44. 720 W CENTENNIAL AVE. - Owner was not present at hearing. Motion to fine \$500 for not obtaining a progress walk-through inspection, Set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote. 10/08/2024 PER SSELVEY: OKAY TO RELEASE
45. 1400 BLOCK , 1410, 1414 & 1418 E CENTENNIAL AVE. - Owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to provide updates plans & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote

46. 1407 E CENTENNIAL AVE. - Owner was not present at the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to provide updated plans to bring the property up to code or the new owner's information. Motion seconded & passed with a unanimous vote.
47. 804 CROMER AVE - The owner attended the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
48. 118 N DELAWANDA AVE. - Owner was excused from the hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
49. 2215 NE DEPAUW AVE - Owner was not present at the hearing. Motion to penalized \$3000.00 for noncompliance and placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
50. 1308 S EBRIGHT ST - Owner was not present at the hearing. Motion to penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
51. 1310 S EBRIGHT ST - Owner was excused from the hearing. Motion to set the status hearing set for Nov 14th with plans for the property to keep it secured and cleaned. Motion seconded & passed with a unanimous vote.
52. 1208 N ELM ST. - Owner was represented at the hearing by the property manager. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a demo permit and complete the demo of the garage in 30 days and to provide plans to bring the property up to code. Motion seconded & passed with a unanimous vote.
53. 1604 N ELM ST. - Owner was not present at the hearing. Motion to penalize \$2500.00 for noncompliance and placed on the City's Non compliance list. Motion seconded and passed with a unanimous vote.
54. 2220 S ELM ST - Owner was present at the hearing. Motion to Release the Trash Order and to Reduce Civil Penalty to \$100.00. Motion seconded and passed with a unanimous vote.
55. 928 N GAVIN ST - Owner attended the hearing. Motion to set status hearing for Nov 14th to allow the owner time to obtain proper permits & inspections. Motion seconded and passed with a unanimous vote
56. 214 S GRANT ST - Owner was no present at the hearing. Motion to penalize \$500 for non compliance and place on the City's Non Compliance List. Motion seconded & passed with a unanimous vote.
57. 1205 S HIGH ST. - Owner was present at the hearing. Motion to Fine \$100 for noncompliance. Set status hearing for Oct 10th to allow the owner time to obtain proper inspections. Motion seconded and passed with a unanimous vote.
58. 1211 S HIGH ST - Owner was present at the hearing. Motion to Fine \$100 for noncompliance. Set status hearing for Oct 10th to allow the owner time to obtain proper inspections. Motion seconded and passed with a unanimous vote.
59. 1421 E HIGHLAND AVE. - Owner was excused from the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded and passed with a unanimous vote.
60. 1424 E HIGHLAND AVE. - Owner was present at the hearing. Owner plans to sell property. Motion to set the status hearing for Oct 10th. Motion seconded and passed with a unanimous vote.

61. 500 W HOWARD ST. - Owner was excused from the hearing. Motion to set the status hearing for Nov 14th with a timeline and rehab plan. Motion seconded and passed with a unanimous vote
62. 1724 S HOYT AVE. - Owner was present at the hearing. Motion to fine \$100 for noncompliance, 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.
63. 2501 W JACKSON ST. - Owner was present at the hearing. Motion to fine \$100 for noncompliance, 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.
64. 615 N JEFFERSON ST. - Owner was not present at the hearing. Motion to penalized \$2500 for noncompliance. Set status hearing for Oct10th to allow the owner time to bring the property up to code with proper permits & inspections. motion seconded and passed with a unanimous vote.
65. 1300 S JEFFERSON ST. - Owner was not present at hearing. Motion to set status hearing for Oct 10th; Need progress inspections and plans to become compliant. Motion seconded and passed with a unanimous vote.
66. 900 E KIRBY AVE. - Owner was present at hearing. Motion to set status hearing for Nov 14th to allow the owner time to obtain the demo permit & demo the building. Motion seconded and passed with a unanimous vote.
67. 608 E LINDA LN - Owner was present at the hearing. Release. motion seconded and passed with a unanimous vote.
68. 1525 E 18TH ST - The owner was represented at the hearing. Motion to set the status hearing for Oct 10th to allow the owner to obtain an inspection of the part of the demoed structure. Motion seconded & passed with a unanimous vote.
69. 2511 S MACEDONIA AVE. - The owner was represented at the hearing. Motion to set the status hearing for Oct 10th to allow the owner to obtain an inspection of the part of the demoed structure. Motion seconded & passed with a unanimous vote.
70. 414 N MADISON ST - The owner attended the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to sell the property & provide the new owner's information. Motion seconded & passed with a unanimous vote.
71. 514 W MAIN ST. - The owner was excused from the hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
72. 810 E MAIN ST - 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.
73. 1217 E MAIN ST. - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a progress inspection and provide updated plans & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.
74. 1519 W MAIN ST. - The owner was excused from the hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
75. 2523 S MEEKER AVE. - The owner was represented at the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a progress inspection and provide updated plans & timeline to bring the property up to code. Motion seconded & passed with a unanimous vote.
76. 2200 E MEMORIAL DR. - The owner attended the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

77. 2200 S MOCK AVE. - The owner was excused from the hearing. Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.
78. 3233 S MOCK AVE. - The owner attended the hearing. Motion to fine \$100 for not completing the property clean-up, set the status hearing for Oct 10th to allow the owner time to complete the clean-up. Motion seconded & passed with a unanimous vote.
79. 1200 ADJ S MULBERRY ST. - The owner was represented at the hearing. Motion to fine \$1000 for not obtaining a progress inspection, Status hearing set for Nov 14th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
80. 424 E NORTH ST. - The owner did not attend the hearing. Motion to give the case over to the City Attorney to take action. Motion seconded & passed with a unanimous vote.
81. 611 S PERSHING DR -The owner did not attend the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
82. 2213 S PERSHING DR. - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to complete the garage demo & provide contractor information for house repairs. Motion seconded & passed with a unanimous vote
83. 3015 S PERSHING DR. - The owner attended the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order and place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in bringing the property into compliance. Motion seconded & passed with a unanimous vote.
84. 725 W POWERS ST. - The owner was present at the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
85. 1607 S RIBBLE 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.
86. 704 E MAIN ST. - The owner did not attend the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote
87. 112 N VINE ST. - The owner did not attend the hearing. Motion to set the status hearing for Oct 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote
88. The owner was excused from the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order and place on Administrative Enforcement to allow the owner to work with the Building Commissioner's office in bringing the property into compliance. Motion seconded & passed with a unanimous vote.