

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: October 10th, 2024 at 2:00 PM

Members Present: Gretchen Cheeseman, Scott Boyce, Katina Strauch, John Lee

Staff Present: ~~Cortney Walker~~, Taylor Reed, ~~Melinda Coffey~~, Danny Hahn, Robert Jessee, and Steve Selvey acting as Administrators; Rebecca Moon Recording Secretary, and Aubrey Crist, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, October 10th, 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. 2112 W 10TH ST. - The owner attended the hearing. Motion to Affirm the Trash Order, Fine \$250 for noncompliance & continued 30 days to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
2. 2513 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 Dec 12th to allow the owner time to become compliant with proper permits & inspections. Motion seconded & passed with a unanimous vote.
3. 615 W 14TH 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.
4. 1115 W 15TH ST - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Dec 12th to allow the owner time to start and complete the demolition of the garage. Motion seconded & passed with a unanimous vote.

5. 1909W 17TH ST - The owner attended the hearing. Motion to Affirm the Trash Order, set the status hearing for Nov 14th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
6. 2021 E 24TH 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. 2412 W BARCELONA DR. - The owner attended the hearing. Motion to Affirm the Trash Order, Fined \$100 for noncompliance and set the status hearing for Nov 14th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
8. 405 COWING DR - The owner was represented at the hearing. Motion Affirm the Demo, Rehab & Trash Orders, set the status hearing for Dec 12th to allow the new owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
9. 2504 W ETHEL AVE - The owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to become compliant with cleaning the property & obtaining proper inspections. Motion seconded & passed with a unanimous vote.
10. 804 N GREENBRIAR RD. - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Nov 14th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
11. 903 N GREENBRIAR RD - The owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Nov 14th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
12. 4105 N LELAND AVE. - The owner did not attend the Hearing. Motion to Affirm the Demo Order, Penalize \$1000 for noncompliance and set the status hearing for Nov 14th to allow the owner time to become compliant with proper permits & inspections. Motion seconded & passed with a unanimous vote.
13. 707 S LUICK AVE - The owner did not attend the Hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Dec 12th to allow the owner time to become compliant with proper permits & inspections. Motion seconded & passed with a unanimous vote.
14. 1300 S MOUND - The owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Orders, Penalize \$3000 for noncompliance and set the status hearing for Dec 12th to allow the owner time to become compliant with proper permits & inspections. Motion seconded & passed with a unanimous vote.
15. 2708 S SYCAMORE AVE - 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.
16. 2011 N TURNER ST - The owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalize \$500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to become compliant with cleaning the property & obtaining proper inspections. Motion seconded & passed with a unanimous vote.
17. 716 WALDEMERE AVE - 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.

18. 1103 W 1ST ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to complete the demolition and obtain proper inspections. Motion seconded & passed with a unanimous vote.
19. 717 E 5TH ST- The owner was excused from the hearing. Motion to Modify the Demo Order to a Rehab Order, Affirm the Rehab Order, Place on Administrative Enforcement to allow the owner & their contractor time to work with the Building Commissioner's office in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
20. 218 E 6TH ST - The owner did not attend the hearing. Motion to Penalize \$3000 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote
21. 402 404 W 7TH ST - The owner did not attend the hearing. Motion to Penalize \$4000 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
22. **2510 W 7TH ST - The owner attended the hearing. Motion to Fine \$100 for noncompliance & set the status hearing for Nov 14th to allow the owner time to clean the property and obtain proper inspections. Motion seconded & passed with a unanimous vote.**
23. **215 215 ½ E 8TH ST - The owner did not attend the hearing. Motion to Fine \$500 for noncompliance, set the status hearing for Dec 12th to allow the owner and tenant time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
24. 711 E 8TH ST - The owner did not attend the hearing. Motion to Penalize \$5000 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
25. 1209 E 8TH 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.
26. 2602 E 8TH ST - 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 up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
27. 208 E 9TH ST -The owner attended the hearing. Motion to Fine \$500 for noncompliance, set the status hearing for Dec 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
28. 412 E 9TH ST- The owner did not attend the hearing. Motion to penalize \$500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
29. 1412 W 9TH ST - The owner attended the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
30. 1616 W 9TH ST - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
31. 605 W 10TH ST - The owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to complete rehab work & obtain a final walk-through inspection. Motion seconded & passed with a unanimous vote.

32. 1916 W 10TH ST - The owner did not attend the hearing. Motion to penalize \$3000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
33. 1127 W 11TH ST - The owner was excused from 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 with proper permits & inspections. Motion seconded & passed with a unanimous vote.
34. 1315 E 11TH ST- The owner did not attend the hearing. Motion to Penalize \$2500 for noncompliance and placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
35. 2013 W 11TH ST - The owner was excused from the hearing. Motion to Release the Rehab & Trash Orders due to compliance and Reduce the Civil Penalties to \$500. Motion seconded & passed with a unanimous vote.
36. 1816 W 13TH 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.
37. 2001 E 17TH ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner 30 days to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
38. 1525 E 18TH ST -The owner was represented at the hearing. Motion to set the status hearing to Dec 12th to allow the property owner time to obtain an inspection. Motion seconded & passed with a unanimous vote.
39. 2511 S MACEDONIA AVE - The owner was represented at the hearing. Motion to set the status hearing to Dec 12th to allow the property owner time to obtain an inspection. Motion seconded & passed with a unanimous vote.
40. 2210 E 19TH ST - The owner attended the hearing. Motion to Release the Trash Order due to compliance. Motion seconded & passed with a unanimous vote.
41. 1304 E 20TH ST - The owner was excused from the hearing. Motion to Release the Trash Order due to compliance and Reduce the Civil Penalties to \$100. Motion seconded & passed with a unanimous vote.
42. 2310 E 22ND ST - The owner did not attend the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a progress or final inspection. Motion seconded & passed with a unanimous vote
43. 1712 N AULT AVE - The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
44. 2014 S BEACON ST - The owner did not attend the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to provide plans for the garage. Motion seconded & passed with a unanimous vote.
45. 825 N BRADY ST - 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.
46. 720 W CENTENNIAL AVE - The owner was excused from the hearing. Motion to Release the Rehab Order due to compliance and Release the Fine. Motion seconded & passed with a unanimous vote.
47. 1407 E CENTENNIAL AVE. - The owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the new owner to record the property into their name and provide plans to bring the property up to code

- with proper permits & inspections. Motion seconded & passed with a unanimous vote.
48. 309 S COLE AVE - The owner was represented at the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 49. 804 W CROMER AVE - The owner attended the hearing. Motion to Release the Rehab Order due to compliance and Reduce the Civil Penalties to \$500. Motion seconded & passed with a unanimous vote.
 50. 1513 E CROMER AVE - The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to clean the property and obtain an inspection. Motion seconded & passed with a unanimous vote.
 51. 2105 S DELAWANDA AVE - The owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 52. 1702 S FRANKLIN ST - The owner attended the hearing. Motion to Fine \$500 for noncompliance and set the status hearing for Dec 12th to allow the owner time to provide any updates for the property. Motion seconded & passed with a unanimous vote.
 53. 4301 N GLENWOOD AVE - The owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the owner 30 days to complete the clean up and obtain an inspection. Motion seconded & passed with a unanimous vote.
 54. 3200 S HACKLEY ST - The owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the new owner to record the property in their name and provide plans for the property. Motion seconded & passed with a unanimous vote.
 55. 5020 W HESSLER RD - The owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
 56. 1111 S HIGH ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to provide any updates on the property. Motion seconded & passed with a unanimous vote.
 57. 1205 S HIGH ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain an interior walk-through inspection. Motion seconded & passed with a unanimous vote.
 58. 1211 S HIGH ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain an interior walk-through inspection. Motion seconded & passed with a unanimous vote.
 59. 1421 E HIGHLAND AVE - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to complete the repairs and obtain a final inspection. Motion seconded & passed with a unanimous vote.
 60. 1424 E HIGHLAND AVE - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the new owner to record the property in their name and provide plans for the property. Motion seconded & passed with a unanimous vote.

- 61. 716 718 W HOWARD ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a final walk-through inspection. Motion seconded & passed with a unanimous vote.**
- 62. 1724 S HOYT AVE - 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.**
- 63. 1311 ½ W JACKSON ST - The owner did not attend the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to a final inspection. Motion seconded & passed with a unanimous vote.**
- 64. 1501 E JACKSON ST - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to obtain a final demo inspection. Motion seconded & passed with a unanimous vote.**
- 65. 615 N JEFFERSON 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.**
- 66. 1300 S JEFFERSON ST - The owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.**
- 67. 2111 S JEFFERSON ST - The owner did not attend the hearing. Motion to penalize \$3500 for noncompliance and set the status hearing for Dec 12th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 68. 726 S MACEDONIA AVE - The owner attended the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 69. 414 N MADISON ST - The owner attended the hearing. Motion to set the status hearing to Dec 12th to allow the owner time to provide plans for the property. Motion seconded & passed with a unanimous vote.**
- 70. 1309 W MEMORIAL DR - The owner did not the hearing. Motion to set the status hearing to Dec 12th to allow the owner time to provide plans for the property. Motion seconded & passed with a unanimous vote.**
- 71. 2206 S MOCK AVE - The owner was represented at the hearing. Motion to place on Administrative Enforcement to allow the property management time to bring the property up to code by working with the Building Commissioner's office with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 72. 3233 S MOCK AVE - The owner attended the hearing. Motion to set the status hearing for Nov 14th to allow the property owner 30 days to clean the property and obtain an inspection. Motion seconded & passed with a unanimous.**
- 73. 704 E MAIN ST - The owner attended the hearing. Motion to set the status hearing for Dec 12th to allow the property owner to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 74. 112 N VINE ST - The owner attended the hearing. Motion to Modify the Rehab Order to Demo Order, Affirm the Demo Order, set the status hearing for Dec 12th to allow the owner time to start and complete the demolition. Motion seconded & passed with a unanimous vote**

75. 611 S PERSHING DR - The owner attended the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
76. 1406 S PERSHING DR - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Dec 12th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
77. 3101S PERSHING DR - The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
78. 2913 S HACKLEY ST - The owner was excused from 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 with proper permits & inspections. Motion seconded & passed with a unanimous vote.
79. 904 PENN 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.
80. 2312 E PURDUE RD - The owner did not attend the hearing. Motion to Penalize \$3000 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
81. 2204 N RECTOR AVE - The new property owner was represented at the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order, set the status hearing for Dec 12th to allow the new property time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
82. 2410 S 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 bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
83. 1117 E WASHINGTON ST - The owner was excused from the hearing. Motion to set the status hearing for Nov 14th to allow the owner time to complete the demolition of the garage. Motion seconded & passed with a unanimous vote.
84. 704 E WILLARD ST - The owner attended the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
85. 2001 W WOODMONT DR - The owner did not attend the hearing. Motion to Penalize \$500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
86. 3318 E WYSOR ST - The owner did not attend the hearing. Motion to penalize \$2500 for noncompliance and set the status hearing for Nov 14th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
87. 2217 E YALE AVE- The owner did not attend the hearing. Motion to Penalize \$2500 for noncompliance and place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.

88. 818 E MAIN ST – Case pulled