

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: November 14th, 2024 at 2:00 PM

Members Present: Gretchen Cheeseman, Scott Boyce, Aaron Clark

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, November 14th, 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. **1113 W 1ST ST - The owner did not attend the hearing. Motion to Affirm the Demo Order; A civil penalty was imposed in the amount of \$2500 for noncompliance, a status hearing was set for Jan 9th, 2025 to allow the owner time to bring property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
2. **2018 E DEPAUW AVE - The owner did not attend the hearing. Motion to Affirm the Demo Order; A civil penalty was imposed in the amount of \$3000 for noncompliance, a status hearing was set for Jan 9th, 2025 to allow the owner time to bring property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
3. **2215 S GHARKEY ST - The owner was excused from the hearing. Motion to Affirm the Demo Order; Release the Demo Order due to owner compliance in demoing the unsafe structure. Motion seconded & passed with a unanimous vote.**

4. **3400 BLK E HAZEL ST** - The owner was represented by Michael Kidd at the Hearing. Motion to Affirm the Demo Order; A status hearing was set for Jan 9th, 2025 to allow the owner time to obtain proper demo permits & demo the unsafe structure. Motion seconded & passed with a unanimous vote.
5. **1051 S HOYT** - The owner was represented by Village Real Estate at the Hearing. Motion to Affirm the Demo Order; A status hearing has been set for Dec 12th to allow the property manager time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
6. **1500 N JEFFERSON ST.** - The owner attended the hearing. Motion to Affirm the Demo Order; A status hearing was set for Jan 9th, 2025 to allow the owner time to provide plans to bring the property up to code & obtain proper permits. Motion seconded & passed with a unanimous vote.
7. **1210 W POWERS** - The new property owner was represented at the hearing by Middletown Property Group. Motion to Affirm the Demo Order; A status hearing has been set for Dec 12th to allow the property manager time to obtain a walk-through inspection with the Building Commissioner. Motion seconded & passed with a unanimous vote.
8. **2125 E PRINCETON AVE.** - The owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders; A civil penalty was imposed in the amount of \$1500 for noncompliance, a status hearing was set for Dec 12th to allow the owner time to bring property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
9. **2001 N TURNER ST.** - The owner attended the hearing. Motion to Affirm the Demo Order; A status hearing was set for Dec 12th to allow the owner's contractor time to obtain the proper demo permit and inspections. Motion seconded & passed with a unanimous vote.
10. **1103 W 1ST ST** - The owner did not attend the hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
11. **1621 W 16TH ST** - The owner was excused from the Hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to provide plans & progress for the property. Motion seconded & passed with a unanimous vote.
12. **2108 W BRYDEN RD** - The owner was represented by his contractor at the hearing. Motion to Modify the Demo to a Rehab Order, Affirm the Rehab Order. Set the status hearing for Jan 9th, 2025 to allow the contractor time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
13. **801 S BURLINGTON** - The owner was represented by her grand-daughter at the hearing. Motion to Modify the Demo Order to a Rehab Order, Affirm the Rehab Order. Set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
14. **1410, 1414, 1418 & 1400 BLK E CENTENNIAL AVE** - The owner was excused from the Hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to provide plans & progress for the property. Motion seconded & passed with a unanimous vote.
15. **326 N DELAWANDA AVE** - The owner did not attend the hearing. Motion to Fine \$500 for noncompliance and set the status hearing for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper inspections. Motion seconded & passed with a unanimous vote.

16. **1208 N ELM ST.** - The owner was represented by the property manager, Village Real Estate, at the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the property manager time to obtain a demo inspection for the garage and provide any updates on selling the property. Motion seconded & passed with a unanimous vote.
17. **928 N GAVIN ST** - The owner was represented at the hearing. Motion to Modify the Demo Order to a Rehab Order, Affirm the Rehab Order. Set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
18. **804 N GREENBRIAR RD.** - The owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
19. **903 N GREENBRIAR RD.** - The owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner time to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
20. **1111 S HIGH ST.** - The property owner attended the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to secure the building and provide any updates for the property. Motion seconded & passed with a unanimous vote.
21. **1421 E HIGHLAND AVE.** - The owner attended the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to make progress order the building permit & obtain progress inspections. Motion seconded & passed with a unanimous vote.
22. **1424 E HIGHLAND AVE.** - The owner did not attend the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the new owner to make progress in bringing the property up to code & obtain a progress inspections. Motion seconded & passed with a unanimous vote.
23. **500 W HOWARD 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.
24. **1501 E JACKSON ST.** - The owner was excused from the hearing. Motion to Release the Demo Order due to compliance. Motion seconded & passed with a unanimous vote.
25. **41065 N LELAND AVE.** - The owner did not attend the hearing. Motion to Fine \$100 for not obtaining a progress inspection, imposed a civil penalty in the amount of \$100 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
26. **2523 S MEEKER AVE.** - The property owner was represented at the hearing. Motion to fine \$500 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
27. **2200 N RECTOR AVE.** -The property owner did not attend the hearing. Motion to Fine \$100 for not completing the demolition properly & obtaining a final inspection. Status hearing is set for Dec 12th to allow the owner to complete the demo & obtain proper inspections. Motion seconded & passed with a unanimous vote.
28. **3318 E WYSOR ST.** - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 for noncompliance and place on

- the City's Noncompliance list for Demolition. Motion seconded & passed with a unanimous vote.
29. 326 W 6TH ST. - The property owner was excused from the hearing. Motion to Affirm the Rehab Order; Status hearing set for Jan 9th, 2025 to allow the owner time to bring the property up to code with proper permits and inspections. Motion seconded & passed with a unanimous vote.
 30. 1820 E HARVARD AVE. - The property owner did not attend the hearing. Motion to Affirm the Rehab & Trash Order; imposed a civil penalty in the amount of \$4000 for noncompliance and set the status hearing for Jan 9th, 2025 to allow the owner time to bring the property up to code with proper permits & inspections.
 31. 1219 S HOYT AVE. - The owner was excused from the hearing. Motion to Affirm the Rehab Order, Release the Rehab Order. Motion seconded & passed with a unanimous vote.
 32. 2009 W JACKSON 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.
 33. 1007 W POWERS ST. - The property owner did not attend the hearing. Motion to Affirm the Rehab Order; impose a civil penalty in the amount of \$3500 for noncompliance and 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.
 34. 577 W WILSON AVE. - The property owner was represented at the hearing. Motion to Affirm the Rehab Order, set the status hearing for Dec 19th to allow the owner time to obtain proper permits and progress inspections in bringing the property up to code. Motion seconded & passed with a unanimous vote.
 35. 605 W 10TH - The property owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
 36. 1000 W 14TH ST - The property owner did not attend the hearing, the tax sale buyer was represented by their attorney. Motion to set the status hearing for Jan 9th, 2025 to allow time for the tax deed to be issued to the tax sale buyer. Motion seconded & The property owner was represented at the hearing by Village Real Estate. Motion to place on Administrative Enforcement to allow the property 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.
 37. 2310 E 22ND ST. - The property owner was excused from the hearing. Motion to Release the Rehab Order & Reduce the Civil Penalty to \$1000 due to compliance. Motion seconded & passed with a unanimous vote.
 38. 1512 E ANDOVER AVE. - The property owner did not attend the hearing. Motion to set the status hearing for Dec 12th to allow the owner to provide progress. Motion seconded & passed with a unanimous vote.
 39. 526 N BENNETT ST. - The property owner was represented at the hearing by Village Real Estate. Motion to place on Administrative Enforcement to allow the property 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.

40. 3200 S HACKLEY ST. - The property owner attended the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to complete the demolition and obtain proper inspections. Motion seconded & passed with a unanimous vote.
41. 1205 S HIGH ST. - The property owner attended the hearing. Motion to Fine \$150 for not obtaining a progress inspection and set the status hearing for Dec 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote
42. 1211 S HIGH ST. - The property owner attended the hearing. Motion to Fine \$150 for not obtaining a progress inspection and set the status hearing for Dec 12th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
43. 716 718 W HOWARD ST. - The property owner was excused from the hearing. Motion to Release the Rehab & Trash Orders due to compliance. Motion seconded & passed with a unanimous vote.
44. 1311 ½ W JACKSON ST. - The owner did not attend the hearing. Motion to Fine \$100 for not obtaining a progress inspection, set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
45. 2501 W JACKSON ST. - The property owner & their attorney attended the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow the owner time to decide the next steps for the property. Motion seconded & passed with a unanimous vote.
46. 900 E KIRBY AVE. - The property owner was represented at the hearing by their son. Motion to Modify the Rehab Order to a Demo Order, set the status hearing for Jan 9th, 2025 to allow the owner time to provide contractor information and demolition dates. Motion seconded & passed with a unanimous vote.
47. 2215 S MADISON ST. - The property owner was represented by their son at the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code. Motion seconded & passed with a unanimous vote.
48. 810 E MAIN ST. - The property owner was excused from the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
49. 1217 E MAIN ST. - The property owner attended the hearing. Motion to Fine \$150 for starting work without proper permits & obtaining a progress inspection, set the status hearing for Jan 9th, 2025 to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
50. 1200 ADJ S MULBERRY ST. - The property owner was represented at the hearing. Motion to set the status hearing for Jan 9th, 2025 to allow the contractor time to obtain an electrical inspection. Motion seconded & passed with a unanimous vote. The property owner attended the hearing. Motion to Release the Demo Order, set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

51. 2213 S PERSHING DR -The property owner attended the hearing. Motion to Release the Demo Order, set the status hearing for Jan 9th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
52. 725 W POWERS ST. - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 for noncompliance and place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
53. 1117 E WASHINGTON ST. - The property owner did not attend the hearing. Motion to set the status hearing for Dec 12th to allow the owner to complete the garage demo and obtain proper inspections. Motion seconded & passed with a unanimous vote.
54. 1916 E YALE AVE. - The property owner attended the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow the owner time to obtain proper permits and provide updated plans & timeline. Motion seconded & passed with a unanimous vote.
55. 2901 S CHEROKEE RD. - The property owner was excused from the hearing. Motion to Affirm the Trash Order; set the status hearing for Jan 9th, 2025 to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
56. 2917 S CHIPPEWA LN. - The property owner was excused from the hearing. Motion to Affirm the Trash Order; set the status hearing for Dec 12th to allow the owner time to clean the property & obtain an inspection. Motion seconded & passed with a unanimous vote.
57. 2816 N LINDA LN. - The property 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.
58. 4517 S MADISON ST. - The property owner attended the hearing. Motion to Affirm the Trash Order, status hearing set for Dec 12th to allow the property owner 30 days to complete the clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.
59. 1221 E WILLARD ST. - The property owner attended the hearing. Motion to Affirm the Trash Order, Release the Trash Order due to compliance. Motion seconded & passed with a unanimous vote.
60. 2510 W 7TH ST. - The property owner was excused from the hearing. Motion to Release the Trash Order due to compliance, Fine still needs to be paid. Motion seconded & passed with a unanimous vote.
61. 2112 W 10TH ST. - The property owner was represented by the tenant at the hearing. Motion to set the status hearing set for Dec 12th to allow the property owner 30 days to complete the clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.
62. 1909 W 17th ST. - The property 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.
63. 2001 E 17TH ST. - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$600 for noncompliance & set to go to Court for the City to take action. Motion seconded & passed with a unanimous vote.

- 64. 2412 W BARCELONA DR. - The property owner was excused from the hearing. Motion to Release the Trash Order due to compliance, Fine still needs to be paid. Motion seconded & passed with a unanimous vote.**
- 65. 1513 E CROMER - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$600 for noncompliance & set the status hearing for Dec 12th to allow the owner 30 days to complete the clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.**
- 66. 1310 S EBRIGHT ST. - The property owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner 30 days to complete the clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.**
- 67. 2504 W ETHEL AVE. - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$600 for noncompliance & set to go to Court for the City to take action. Motion seconded & passed with a unanimous vote.**
- 68. 4301 N GLENWOOD AVE. - The property owner was excused from the hearing. Motion to set the status hearing for Dec 12th to allow the owner 30 days to complete the clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.**
- 69. 3233 S MOCK AVE - The property owner attended the hearing. Motion to Fine \$100 for noncompliance, status hearing set for Dec 12th to allow the property owner 30 days to complete the clean-up & obtain a final inspection. Motion seconded & passed with a unanimous vote.**
- 70. 2011 N TURNER ST. - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$600 for noncompliance & set to go to Court for the City to take action. Motion seconded & passed with a unanimous vote.**