

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

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

Members Present: Gretchen Cheeseman, Aaron Clark, John Lee

Staff Present: Cortney Walker, Taylor Reed, Melinda Coffey, Danny Hahn, Richard Rawlings, 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. **2308 w 8th St. - The property owner was excused from the hearing. Motion to Affirm the Demo Order, set the status hearing for Feb 13th, 2025 to allow the owner time to start and complete the demo of the garage. Motion seconded & passed with a unanimous vote.**
2. **1401 S Madison St. - The property owner was excused from the hearing. Motion to Affirm the Demo Order, set the status hearing for March 13th, 2025 to allow the owner time make progress in bringing the property into compliance. Motion seconded & passed with a unanimous vote.**
3. **2711 E North St. - The property owner attended the hearing. Motion to Affirm the Demo Order, Penalize \$1000 for making the property condition worse and set the status hearing for Jan 9th, 2025 to allow the owner & contract buyer time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**

- 4. 711 E 8th St. - The property owner was represented at the hearing. Motion to Rescind the order from the Oct 10th, 2024 hearing, Set the status hearing for Feb 13th, 2025 to allow the owner time to provide financial updates and plans to bring the property up to code. Motion seconded & passed with a unanimous vote.**
- 5. 1115 W 15th St - The property owner was represented at the hearing. Motion to Rescind the order from the Oct 10th, 2024 hearing, Set the status hearing for Feb 13th, 2025 to allow the owner time to provide financial updates and plans to bring the property up to code. Motion seconded & passed with a unanimous vote.**
- 6. 1525 E 18th St- The property owner was represented at the hearing. Motion to release the Demo Order, the owner complied. Motion seconded & passed with a unanimous vote.**
- 7. 2014 S Beacon St. - The owner was excused from the hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.**
- 8. 825 N Brady St. - The owner did not attend the hearing. Motion to impose a civil penalty and fine in the amount of \$3050, status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 9. 1407 E Centennial Ave. - The owner did not attend the hearing. Motion to set the status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 10. 309 S Cole St. - The owner did not attend the hearing. Motion to set the status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 11. 1702 S Franklin St. - The property owner attended the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow the current owner to provide the UBHA Board with the new owner's information. Motion seconded & passed with a unanimous vote.**
- 12. 804 N Greenbriar Rd. - The owner did not attend the hearing. Motion to set the status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 13. 903 N Greenbriar Rd. - The owner did not attend the hearing. Motion to set the status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 14. 1051 S Hoyt Ave. - The owner did not attend the hearing. Motion to set the status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 15. 1300 S Jefferson St. - The property 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.

16. 3111 S Jefferson St. - The owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$4000, status hearing set for Jan 9th, 2025 to allow the owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
17. 707 S Luick Ave. - The property owner was excused from the hearing. Motion to release the Demo Order, due to compliance. The Civil Penalties are Reduced to \$1000. Motion seconded & passed with a unanimous vote.
18. 1309 W Memorial Dr. - The property owner was excused from the hearing. Motion to release the Demo Order, the owner complied. Motion seconded & passed with a unanimous vote.
19. 1210 W Powers - The property owner was represented the hearing by the property management from Middletown. 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.
20. 2125 E Princeton Ave. - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$1500 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
21. 2200 N Rector Ave. The property owner was excused from the hearing. Motion to release the Demo Order, due to compliance. Fines are to be paid before releases can be provided. Motion seconded & passed with a unanimous vote.
22. 2001 N Turner St. - The property owner was excused from the hearing. Motion to release the Demo Order, the owner complied. Motion seconded & passed with a unanimous vote
23. 410 W 23rd St. - The property owner was excused from the hearing. Motion to Affirm the Rehab & Trash Orders, status hearing set for Feb 13th, 2025 to allow the owner time to obtain proper permits & inspections in bringing the property up to code. Motion seconded & passed with a unanimous vote.
24. 590 W Wilson St. - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, impose a civil penalty in the amount of \$5000 due to noncompliance & set the status hearing for Feb 13th, 2025 to allow the owner time to bring the property up to code with proper permits & inspection. Motion seconded & passed with a unanimous vote.
25. 215 215 ½ E 8th St. - The property owner did not attend the hearing. Motion to impose a fine of \$250 for not obtaining a progress inspection before the hearing and set the status hearing for Feb 13th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
26. 208 D 9th - The property owner attended the hearing. Motion to impose a fine of \$150 for not obtaining a progress inspection before the hearing and set the status hearing for Feb 13th, 2025 to allow the owner time to

- obtain a progress inspection. Motion seconded & passed with a unanimous vote.
27. 2513 W 10th - The property owner did not attend the hearing. Motion to impose a civil penalty and fine in the amount of \$3250 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
 28. 1512 E Andover Ave. - The property owner did not attend the hearing. Motion to impose a civil penalty and fine in the amount of \$3050 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
 29. 405 E Cowing Dr. - The property owner attended 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 & inspection. Motion seconded & passed with a unanimous vote.
 30. 2105 S Delawanda - The property owner was represented at the hearing. Motion to impose a fine of \$150 for not obtaining a progress inspection before the hearing and set the status hearing for Feb 13th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 31. 1205 S High St. - The property owner attended the hearing. Motion to Release the Rehab & Trash Orders, Fines are still to be paid before releaseses can be provided. Motion seconded & passed with a unanimous vote.
 32. 1211 S High St. - The property owner attended the hearing. Motion to Release the Rehab & Trash Orders, Fines are still to be paid before releaseses can be provided. Motion seconded & passed with a unanimous vote.
 33. 1724 S Hoyt - The property owner attended the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow the owner time to make progress in bringing the property up to code and obtain a progress inspection. Motion seconded & passed with a unanimous vot
 34. 2511 S Macedonia - The property owner was represented at the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow the owner's contractor to complete the work on the building and obtain an inspection. Motion seconded & passed with a unanimous vote.
 35. 414 N Madison St. - The property owner was represented at the hearing. Motion to set the status hearing for Feb 13th, 2025 to allow time for the closing to be complete and for the current owner to provide the UBHA Board with the new owner's information. Motion seconded & passed with a unanimous vote.
 36. 704 E Main St. - The property owner was represented at the hearing. Motion to impose a fine of \$150 for not obtaining a progress inspection before the hearing and set the status hearing for Feb 13th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

- 37. 112 N Vine St. - The property owner was represented at the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.**
- 38. 2200 E Memorial - The property owner attended the hearing. Motion to impose a fine of \$150 for not obtaining a progress inspection before the hearing and set the status hearing for March 13th, 2025 to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.**
- 39. 1300 S Mound St. - The property owner was excused from the hearing. Motion to Release the Rehab & Trash Order and Reduce the civil penalties to \$1,500. Motion seconded & passed with a unanimous vote.**
- 40. 2204 N Rector - The property owner did not attend the hearing. Motion to impose a civil penalty and fine in the amount of \$3750 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.**
- 41. 1117 E Washington St. - The property owner did not attend the hearing. Motion to Release the Demo Order and to set the status hearing for Jan 9th, 2025 to allow the owner time to complete the repairs on the house & obtain a final inspection. Motion seconded & passed with a unanimous vote.**
- 42. 611 S Pershing Dr. - The property owner was excused from the hearing. Motion to fine \$150 for not obtaining a progress inspection prior to the hearing and to set the status hearing for March 13th, 2025 to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 43. 1406 S Pershing Dr. - The property owner was excused from the hearing. Motion to Release the Rehab & Trash Order and Reduce the civil penalties to \$1,000. Motion seconded & passed with a unanimous vote.**
- 44. 577 W Wilson Ave. - The property owner did not attend the hearing. Motion to impose a civil penalty and fine in the amount of \$3050 for not obtaining a progress inspection prior to the hearing, set the status hearing for Feb 13th, 2025 to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.**
- 45. 300 N Grafton - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.**
- 46. 600 N Manhattan Ave. - The property owner did not attend the hearing. Motion to Affirm the Trash Order, place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**
- 47. 2301 S Mulberry 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.**
- 48. 1705 N Shirey Rd. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.**

- 49. 1700 N Shirey Rd. - The owner was excused from the hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.**
- 50. 2426 S Walnut 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.**
- 51. 2404 N Reserve 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.**
- 52. 2917 S Chippewa Ln. - The property owner did not attend the hearing. Motion to place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**
- 53. 1513 E Cromer Ave. - The tenant attended the hearing. Motion to place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**
- 54. 4517 S Madison St. - The property owner did not attend the hearing. Motion to place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**
- 55. 2112 W 10th St. - The property owner was excused from the hearing. Motion to Release the Trash Order, Fines are still to be paid before the releases can be provided. Motion seconded & passed with a unanimous vote.**
- 56. 3233 S Mock St. - The property owner attended the hearing. Motion to place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**
- 57. 1310 S Ebright St. - The property owner was excused from the hearing. Motion to Release the Trash Order and Reduce the Civil Penalties to \$500. Motion seconded & passed with a unanimous vote.**
- 58. 4301 N Glenwood Ave. - The property owner was excused from the hearing. Motion to Release the Trash Order. Motion seconded & passed with a unanimous vote.**
- 59. 1412 S Meeker Ave. - The property owner did not attend the hearing. Motion to place on Administrative Enforcement to allow the City to take action through City Court. Motion seconded & passed with a unanimous vote.**