

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** JANUARY 9<sup>TH</sup>, 2025 at 2:00 PM

**Members Present:** Gretchen Cheesman, Mayor Dan Ridenour, James Heimlich

**Staff Present:** Cortney Walker, Melinda Coffey, Danny Hahn, Rebecca Moon and Richard Rawlings 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, January 9<sup>th</sup>, 2025 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 7<sup>TH</sup> ST** - The property owner attended the hearing. Motion to Affirm the Demo & Trash Orders, set the status hearing for March 13th to allow the owner time to make progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
2. **1201 N CENTRAL** - The property owner was excused from the hearing. Motion to Affirm the Demo Order, Release the Demo Order - pending the final payment for the City Demolition of the unsafe structure. Motion seconded & passed with a unanimous vote.
3. **2009 E HARVARD** - The property owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$1500 for noncompliance and set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits, cleaning the property & proper inspections. Motion seconded & passed with a unanimous vote.
4. **1815 E HIGHLAND** - he property owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Penalize \$4000 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to

code with proper permits & inspections. Motion seconded & passed with a unanimous vote.

5. **122 N HODSON AVE** - The property owner did not attend the hearing. Motion to add Rehab to the Order - Affirm the Demo, Rehab & Trash Orders, Penalize \$4000 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
6. **913 S HOYT** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, Penalize \$5000 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
7. **2003 S JEFFERSON** - The property owner attended the hearing. Motion to Affirm the Demo Order, set the status hearing for Feb13th to allow the owner time to obtain a walk-through inspection and provide the plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote
8. **910 S MACEDONIA** - The property 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 property 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
9. **2711 E NORTH ST.** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$3150 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
10. **1113 W 1<sup>ST</sup> ST** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$2650 for noncompliance and place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
11. **825 N BRADY** - The property owner did not attend the hearing. Motion to impose a fine of \$150 for noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
12. **1400, 1410, 1414 & 1418 BLK E CENTENNIAL** - The property owner was excused from the hearing. Motion to set the status hearing for March 13th to obtain a progress inspection and provide any updates. Motion seconded & passed with a unanimous vote.
13. **1407 E CENTENNIAL** - The property owner attended the hearing. Motion to set the status hearing for Feb 13th to allow the owner time to obtain a walk-through inspection and to come up with a plan & timeline in bringing the property up to code. Motion seconded & passed with a unanimous vote.
14. **309 S COLE AVE.** - The property owner attended the hearing. Motion to set the status hearing for Feb 13th to allow the owner time to obtain a walk-through inspection to show the Building Commissioner's office the condition of the interior to determine if the order can be released. Motion seconded & passed with a unanimous vote.
15. **326 N DELAWANDA** - The property owner attended the hearing. Motion to impose a fine of \$150 for noncompliance and set the status hearing for March

- 13th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.0
16. **2018 E DEPAUW** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$3150 for noncompliance and place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
  17. **1208 N ELM ST** - The property owner was represented by Village Real Estate at 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. Motion seconded & passed with a unanimous vote.
  18. **1051 S HOYT** - The property owner was represented by Village Real Estate at the Hearing. Motion to set the status hearing for Feb 13th to allow the owner time to hire a demolition contractor & obtain a demo permit. Motion seconded & passed with a unanimous vote.
  19. **804 N GREENBRIAR RD.** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$2650 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  20. **903 N GREENBRIAR RD.** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$2650 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  21. **1820 E HARVARD** - The property owner was represented at the hearing. Motion to set the status hearing for Feb 13th to allow the owner's representative to obtain a walk-through inspection. Motion seconded and passed with a unanimous vote.
  22. **3400 BLK E HAZEL** - The property owner was excused from the hearing. Motion to Release the Demo Order due to compliance. Motion seconded & passed with a unanimous vote.
  23. **1111 S HIGH** - The property owner did not attend the hearing. Motion to set the status hearing for March 13th to obtain a progress inspection and provide any updates. Motion seconded & passed with a unanimous vote.
  24. **1421 E HIGHLAND** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
  25. **1424 E HIGHLAND** - The property owner did not attend the hearing. Motion to set the status hearing for March 13th to obtain a progress inspection and provide any updates. Motion seconded & passed with a unanimous vote.
  26. **1500 N JEFFERSON** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
  27. **2111 S JEFFERSON** - The previous property owner was represented at the hearing by Village Real Estate. Motion to impose a civil penalty in the amount of \$3500 for noncompliance and set the status hearing for Feb 13th to allow the

- property owner to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
28. **900 E KIRBY** - The property owner did not attend the hearing. Motion to impose a civil penalty of \$1000 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  29. **726 S MACEDONIA** - The property owner was excused from the hearing. Motion to Release the Demo Order due to compliance. Motion seconded & passed with a unanimous vote.
  30. **1217 E MAIN ST.**- The property was excused from the hearing. Motion to set the status hearing for April 10th to allow the owner to obtain progress inspections. Motion seconded & passed with a unanimous vote.
  31. **3812 S EBRIGHT ST** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  32. **2712 N GRANVILLE** - The property owner was excused from the hearing. Motion to Affirm the Rehab Order, Set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  33. **1728 E HARVARD** - The property owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, Penalize \$4000 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  34. **1023 N MACEDONIA** - The property 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.
  35. **2203 S MULBERRY** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  36. **2205 S MULBERRY** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, Penalize \$2500 for noncompliance & set the status hearing for Feb 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
  37. **1301 W POWERS** - The property owner was excused from the hearing. Motion to Affirm the Rehab Order, Place on Administrative Enforcement to allow the property 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.
  38. **1132 N WARWICK RD** - The property owner is deceased but was represented at the hearing. Motion to Affirm the Rehab & Trash Orders, Set the status hearing for April 10th to allow time for the property to be brought up to code

with proper permits & inspections. Motion seconded & passed with a unanimous vote.

39. **3901 N WHEELING** - The property owner was excused from the hearing. Motion to Affirm the Rehab Order, Place on Administrative Enforcement to allow the property 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.
40. **326 W 6<sup>TH</sup> ST.** - The property owner attended the hearing. Motion to set the status hearing for Feb 13th to allow the owner to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
41. **1000 W 14<sup>TH</sup> ST.** - The property owner attended the hearing. Motion to set the status hearing for Feb 13th to allow the owner to obtain a walk-through inspection and to provide plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
42. **1621 W 16<sup>TH</sup> ST.**- The property owner was excused from the hearing. Motion to set the status hearing for March 13th to obtain a progress inspection and provide any updates. Motion seconded & passed with a unanimous vote.
43. **801 S BURLINGTON** - The property owner did not attend the hearing. Motion to set the status hearing for Feb13th to obtain a progress inspection and provide any updates. Motion seconded & passed with a unanimous vote.
44. **2108 W BRYDEN RD.** - The property owner was represented at the hearing. Motion to set the status hearing for March 13th to allow the owner's contractor to obtain a final inspection. Motion seconded & passed with a unanimous vote.
45. **928 N GAVIN ST.** - The property owner did not attend the hearing. Motion to impose a fine of \$150 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
46. **3200 S HACKLEY** - The property owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
47. **1311 ½ W JACKSON ST.** - The property did not attend the hearing. Motion to Release the Rehab Order pending a final inspection. Motion seconded & passed with a unanimous vote.
48. **2215 S MADISON ST** - The property owner was represented by Mary Davis at the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
49. **810 E MAIN ST.** - The property owner did not attend the hearing. Motion to impose a fine of \$150 for noncompliance and set the status hearing for Feb 13th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
50. **1200 ADJ S MULBERRY** - The property owner was represented by the contractor at the hearing. Motion to set the status hearing for April 10th to allow the contractor time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

51. **2213 S PERSHING** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the property owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
52. **1007 W POWERS** - The property owner did not attend the hearing. Motion to impose a civil penalty and fine of \$3150 for noncompliance and place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote.
53. **1117 E WASHINGTON** - The property owner was excused from the hearing. Motion to Release the Rehab Order and Reduce the Civil Penalty to \$500 due to compliance. Motion seconded & passed with a unanimous vote.
54. **704 E WILLARD** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the property owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
55. **914 W 10<sup>TH</sup> ST** - The property owner did not attend the hearing. Motion to Affirm the Trash Order, Place on Administrative Enforcement to take action through City Court. Motion seconded & passed with a unanimous vote.
56. **2901 S CHEROKEE** - The property owner did not attend the hearing. Motion to Affirm to place on Administrative Enforcement to take action through City Court. Motion seconded & passed with a unanimous vote.