

**UNSAFE BUILDING HEARING AUTHORITY
RECORD OF HEARING**

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

Hearing Date: FEBRUARY 13TH, 2025 at 2:00 PM

Members Present: Mayor Dan Ridenour, James Heimlich, Karina Strauch & Jeff Green

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, February 13th, 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. **1132 E 9TH ST.** - The property owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Civil Penalties imposed in the amount of \$4000 for noncompliance. Status hearing set for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
2. **713 S CATALPA** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, Status hearing set for March 13th to allow the owner & their contractor to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
3. **425 W CHARLES ST** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, Status hearing set for April 10th to send notice to the new owner of the unsafe order and provide plans to bring the property up to code. Motion seconded & passed with a unanimous vote.
4. **718 W CHARLES** - The property owner was present at the hearing. Motion to Affirm the Demo Order, Set the status hearing for May 8th to allow the owner

- time to make repairs and obtain proper permits & inspections in bringing the property up to code. Motion seconded & passed with a unanimous vote.
5. **416 S ELLIOTT** - The property owner was excused from the hearing. Motion to Affirm the Demo & Trash Orders, Set the status hearing for March 13th to allow the owner time to provide plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 6. **426-428 W HOWARD** - The property owner was present at the hearing. Motion to Affirm the Demo Order, Set the status hearing for March 13th to allow the owner time to provide plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 7. **1621 W JACKSON** - The property owner was excused from the hearing. Motion to Affirm the Demo Order, Motion to Release Demo Order due to compliance. Motion seconded & passed with a unanimous vote.
 8. **913 W KILGORE** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, Status hearing set for April 10th to send notice to the new owner of the unsafe order and provide plans to bring the property up to code. Motion seconded & passed with a unanimous vote.
 9. **1305 W MEMORIAL** - The property owner did not attend the hearing. Motion to Affirm the Demo & Trash Orders, Civil Penalties imposed in the amount of \$4000 for noncompliance. Status hearing set for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 10. **585 W WILSON** - The property owner was present at the hearing. Motion to Affirm the Demo & Trash Orders, Set the status hearing for March 13th to allow the owner time to provide plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 11. **711 E 8TH ST.** - The property owner was excused from the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain proper permits & inspections in bringing the property up to code. Motion seconded & passed with a unanimous vote.
 12. **2308 W 8TH ST** - The property owner did not attend the hearing. Motion to impose fines & penalties in the amount of \$1150 and set the status hearing for March 13th to allow the owner time to renew the demolition permit & complete the demolition. Motion seconded & passed with a unanimous vote.
 13. **1407 E CENTENNIAL** - The property owner was present at the hearing. Motion to set the status hearing for April 10th to allow the owner time to bring the property up to code and to obtain a progress or final inspection. Motion seconded & passed with a unanimous vote.
 14. **309 S COLE** - The property owner was present at the hearing. Motion Modify the Demo Order to Rehab Order, Affirm the Rehab Order. Set the status hearing for April 10th to allow the owner time to bring the property up to code and to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 15. **1702 S FRANKLIN** - The property owner did not attend the hearing. Motion to set the status hearing for March 13th to allow the new owner time to provide

- plans to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
16. **804 N GREENBRIAR** - The property owner was excused from the hearing. Motion to Release the Demo Order & Civil Penalties. Motion seconded & passed with a unanimous vote.
 17. **903 N GREENBRIAR** - The property owner was excused from the hearing. Motion to Modify the Demo Order to Rehab Order, 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. **2009 E HARVARD** - The owner was excused from the hearing. Motion to Release the Demo Order and Reduce the Civil Penalties to \$150 fines. Motion seconded & passed with a unanimous vote.
 19. **1815 E HIGHLAND** - The property owner did not attend the hearing. Motion to impose civil penalties in the amount of \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
 20. **913 S HOYT** - The property owner was represented at the hearing. Motion to set the status hearing for March 13th to allow the owner and their contractor to make progress and provide plans to become compliant. Motion seconded & passed with a unanimous vote.
 21. **1051 S HOYT** - The property owner was represented at the hearing by Village Real Estate. Motion to place on the City's Noncompliance list for City Demolition. Motion seconded & passed with a unanimous vote
 22. **2003 S JEFFERSON** - The property owner was excused from the hearing. Motion to set the status hearing for April 10th to allow the owner time to make progress in bringing the property up to code & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 23. **2111 S JEFFERSON ST.** - The property owner did not attend the hearing; the previous owner was represented by Village Real Estate. Motion to impose a fine in the amount of \$150 for noncompliance, Set the status hearing for March 13th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 24. **900 E KIRBY**- The property owner did not attend the hearing. Motion to impose civil penalties in the amount of \$1000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
 25. **2711 E NORTH** - The property owner did not attend the hearing. Motion to impose civil penalties in the amount of \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
 26. **525 E 5th ST** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, impose a civil penalty in the amount of \$2500 for noncompliance and set the status hearing for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 27. **701 E 7TH ST.** -The property owner was excused from the hearing. Motion to Affirm the Rehab Order, Motion to Release Rehab Order due to compliance. Moton seconded & passed with a unanimous vote.
 28. **616 & 616 ½ W ADAMS ST.** - The property owner was excused from the hearing. Motion to Affirm the Rehab & Trash Orders, set the status hearing for

- April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
29. **2901 N ELGIN ST.** - The property owner did not the hearing. Motion to Affirm the Rehab Order, impose a civil penalty in the amount of \$2500 for noncompliance and set the status hearing for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 30. **1207 S MONROE ST.** - The property owner attended the hearing. Motion to Affirm the Rehab Order, set the status hearing for March 13th to allow the owner time to obtain a final Rehab inspection. Motion seconded & passed with a unanimous vote.
 31. **1504 S PERKINS** - The property owner did not the hearing. Motion to Affirm the Rehab Order, impose a civil penalty in the amount of \$2500 for noncompliance and set the status hearing for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
 32. **326 W 6TH ST.**- The property owner attended the hearing. Motion to set the status hearing for May 8th to allow the owner time to make progress or complete the repairs on the foundation with an inspection. Motion seconded & passed with a unanimous vote.
 33. **215 215 ½ E 8TH** - The property owner did not attend the hearing. Motion to impose a fine of \$150 due to noncompliance and set the status hearing for April 10th to allow the owner and tenant to make progress in bringing the property up to code. Motion seconded & passed with a unanimous vote.
 34. **208 E 9TH ST** - The property owner was late getting to the hearing. Motion to set the status hearing for May 9th to allow the owner time to complete the rehab and obtain a final inspection. Motion seconded & passed with a unanimous vote.
 35. **1000 W 14TH ST** - The property owner did not attend the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
 36. **410 W 23RD ST.** - The owner was excused from the hearing. Motion to set the status hearing for April 10th to allow the owner time to obtain a progress inspection on bringing the structure up to code for occupancy. Motion seconded & passed with a unanimous vote.
 37. **801 S BURLINGTON** - The property owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
 38. **2105 S DELAWANDA** - 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.
 39. **3812 S EBRIGHT** - The property owner did not attend the hearing. Motion to imposed a civil penalty in the amount of \$2500 due to noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote. Motion seconded & passed with a unanimous vote.
 40. **928 N GAVIN ST** - The property owner was excused from the hearing. Motion to set the status hearing for May 8th to allow the owner time to make progress on

the rehab & obtain a progress inspection. Motion seconded & passed with a unanimous vote

41. **2712 N GRANVILLE** - The property owner attended the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain a progress inspection in bringing the property up to code. Motion seconded & passed with a unanimous vote.
42. **1728 E HARVARD** - The property owner attended the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain a walk-through inspection to help the owner to determine what is needed to bring the property up to code. Motion seconded & passed with a unanimous vote.
43. **1820 E HARVARD** - The property owner was excused from the hearing. Motion to Release the Rehab Order & Rescind the Civil Penalties due to compliance. Motion seconded & passed with a unanimous vote.
44. **122 N HODSON** - The property owner was excused from the hearing. Motion to Release the Rehab Order & Rescind the Civil Penalties due to compliance. Motion seconded & passed with a unanimous vote.
45. **1724 S HOYT** - The property owner was excused from the hearing. Motion to set the status hearing for May 8th to allow the owner time to make progress on the rehab & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
46. **2501 W JACKSON** - The property owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the property owner & their contractor to work with the Building Commissioner's office in bringing the property up to code. Motion seconded & passed with a unanimous vote.
47. **2511 S MACEDONIA** - The property owner was excused from the hearing. Motion to set the status hearing for April 10th to allow the owner's contractor to obtain a final inspection. Motion seconded & passed with a unanimous vote.
48. **414 N MADISON ST.** - The property owner attended the hearing. Motion to set the status hearing for March 13th to allow the owner time to provide an updated plan for the property and the new owner information. Motion seconded & passed with a unanimous vote.
49. **704 E MAIN ST.** - The property owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the property owner & their contractor to work with the Building Commissioner's office in bringing the property up to code. Motion seconded & passed with a unanimous vote.
50. **810 E MAIN ST.** - The property owner attended the hearing. Motion to set the status hearing for March 13th to allow the owner time to obtain a foundation inspection. Motion seconded & passed with a unanimous vote.
51. **2203 S MULBERRY** - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 due to noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote. Motion seconded & passed with a unanimous vote.
52. **2205 S MULBERRY** - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 due to noncompliance and place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote. Motion seconded & passed with a unanimous vote.
53. **577 W WILSON ST.** - The property owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 due to noncompliance and place

on the City's Noncompliance list. Motion seconded & passed with a unanimous vote. Motion seconded & passed with a unanimous vote.

54. **590 W WILSON** - The property owner attended the hearing. Motion to Rescind the \$5000 civil penalty and set the status hearing for March 13th to allow the owner time to provide plans & timeline to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
55. **1916 E YALE** - The property owner attended the hearing. Motion to Rescind the \$2500 civil penalty and set the status hearing for March 13th to allow the new owner to provide plans in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
56. **1620 S WALNUT** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, impose a civil penalty in the amount of \$2500 due to noncompliance. Set the status hearing for April 10th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.