

UNSAFE BUILDING HEARING AUTHORITY RECORD OF HEARING

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

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

Members Present: Mayor Dan Ridenour, Gretchen Cheesman & Jeff Green

Staff Present: Cortney Walker, Melinda Coffey, ~~Danny Hahn~~, Rebecca Moon and Richard Rawlings acting as Administrators; Cortney Walker Recording Secretary, and Allen Wisely, City Attorney.

The City of Muncie Unsafe Building Hearing Authority (UBHA) held a regularly monthly hearing on Thursday, March 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. **3324 E 15TH ST.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, impose a civil penalty in the amount of \$2500 for noncompliance and set the status hearing for April 10th. Motion seconded & passed with a unanimous vote.
2. **1401 E 18TH** - The property owner did not attend the hearing. Motion to Affirm the Demo Order. Set the status hearing for April 10th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
3. **1911 E 23rd ST.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, impose a civil penalty in the amount of \$2500 for noncompliance & set the status hearing for April 10th. Motion seconded & passed with a unanimous vote.
4. **2009 N AULT AVE.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, set the status hearing for April 10th to allow the property owner time to obtain the proper permits & inspections to bring the property up to code. Motion seconded & passed with a unanimous vote.

5. **701 S BROTHERTON ST.** - The property owner attended the hearing. Motion to Affirm the Demo Order; set the status hearing for May 8th to allow the owner time to make progress & obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
6. **1524 N. DR. MLK JR. BLVD.** - The property owner was excused from the hearing. Motion to Modify the Demo Order to Rehab Order & Affirm the Rehab Order, set the status hearing for April 10th to allow the property owner time to obtain the proper permits & inspections to bring the property up to code. Motion seconded & passed with a unanimous vote.
7. **1220 S ELM ST.** - The property owner was excused from the hearing. Motion to Affirm the Demo Order, set the status hearing for May 8th to allow the property owner time to obtain the proper permits & inspections to bring the property up to code. Motion seconded & passed with a unanimous vote.
8. **1224 S ELM ST.** - The property owner attended the hearing. Motion to Affirm the Demo Order; impose a penalty in the amount of \$2500 for noncompliance & set the status hearing for April 10th to allow the property owner time to obtain an inspection. Motion seconded & passed with a unanimous vote.
9. **1401 S FRANKLIN** - The property owner was excused from the hearing. Motion to Affirm the Demo Order and place on the City's Noncompliance list for City demolition. Motion seconded & passed with a unanimous vote.
10. **2308 E INDIANA AVE.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, impose a civil penalty in the amount of \$1000 for noncompliance & set the status hearing for April 10th. Motion seconded & passed with a unanimous vote.
11. **2310 S JEFFERSON ST.** - The owner was represented by their property management at the Hearing. Motion to Affirm the Rehab Order & place on on Administration Enforcement to allow the owner to work with the Building Commissioner's Office. Motion seconded & passed with a unanimous vote.
12. **1120 S SHIPLEY ST.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, set the status hearing for June 12th to allow the property owner time to obtain the proper permits & inspections to bring the property up to code. Motion seconded & passed with a unanimous vote.
13. **3213 S VINE ST.** - The property owner did not attend the hearing. Motion to Affirm the Demo Order, impose a civil penalty in the amount of \$2500 for noncompliance & set the status hearing for April 10th. Motion seconded & passed with a unanimous vote
14. **117 E 7TH ST.** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the owner & their tenant time to obtain a final inspection. Motion seconded & passed with a unanimous vote.
15. **711 E 8TH ST.** - The property owner was excused from the hearing. Motion to Release the Demo Order - contingent on completing the demolition. Motion seconded & passed with a unanimous vote.
16. **2308 W 8TH ST.** - The property owner was excused from the hearing. Motion to Release the Demo Order & Reduce the penalties & fines to \$150 fine due to compliance. Motion seconded & passed with a unanimous vote.
17. **1621 W 16TH ST.** - The property owner was represented at the hearing for Darrell Bennett. Motion to set the status hearing for May 8th to allow the owner

time to sell the property and provide the new owner with the unsafe order information. Motion seconded & passed with a unanimous vote.

18. **2108 W BRYDEN** - The property owner attended the hearing. Motion to to set the status hearing for April 10th to allow the owner time to make progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
19. **713 S CATALPA DR.** - The property owner was excused from the hearing. Motion to Modify the Demo Order to Rehab Order, Affirm the Rehab Order. Place on Administrative Enforcement to allow the owner & contractor 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.
20. **326 N DELAWANDA AVE.** - 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 time to make progress and obtain a progress inspection. Motion seconded & passed with a unanimous vote.
21. **1702 S FRANKLIN ST.** - The owner did not attend the hearing. Motion to impose a civil penalty in the amount of \$2500 for noncompliance, set the status hearing for April 10th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
22. **1111 S HIGH ST.** - The owner did not attend the hearing. Motion to impose a fine & civil penalty in the amount of \$2650 for noncompliance, set the status hearing for April 10th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
23. **1424 E HIGHLAND AVE.** - The owner did not attend the hearing. Motion to impose a fine & civil penalty in the amount of \$2650 for noncompliance, set the status hearing for April 10th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
24. **426-428 W HOWARD ST.** - The property owner attended the hearing. Motion to set the status hearing for May 8th 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.
25. **913 S HOYT AVE.** - The property owner attended the hearing. Motion to set the status hearing for May 8th to allow the owner time to show progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
26. **2111 S JEFFERSON ST.** - The property owner attended the hearing. Motion to set the status hearing for May 8th to allow the owner time to show progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
27. **1401 S MADISON ST.** - The property owner did not attend the hearing. Motion to place on the City's Noncompliance list for City Demolition per the City Building Commissioner.
28. **585 W WILSON AVE.** - The property owner attended the hearing. Motion to set the status hearing for June 12th to allow the owner time to obtain proper permits and obtain progress inspections. Motion seconded & passed with a unanimous vote.
29. **590 W WILSON AVE.** - The property owner attended the hearing. Motion to set the status hearing for June 12th to allow the owner time to obtain proper

permits and obtain progress inspections. Motion seconded & passed with a unanimous vote.

30. **622 E 6TH ST.** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, set the status hearing for May 8th to allow the property owner time to show progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
31. **3400 N EVERBROOK LN.** - The property owner was excused from the hearing. Motion to Affirm the Rehab Order, set the status hearing for April 10th to allow the property owner time to show progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
32. **202 E GILBERT ST.** - 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.
33. **208 E GILBERT ST.** - 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.
34. **2223 S JEFFERSON 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 & set the status hearing for May 8th to allow the property owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
35. **1011 E KIRBY AVE.** - The property owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, impose a civil penalty in the amount of \$3000 for noncompliance & set the status hearing for May 8th to allow the property owner time to make progress in bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
36. **1013 E KIRBY AVE.** - The property owner did not attend the hearing. Motion to Affirm the Rehab & Trash Orders, set the status hearing for April 10th to allow the new owner time to provide plans & timeline in bringing the property up to code with property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
37. **1022 E KIRBY AVE.** - The property owner attended the hearing. Motion to Affirm the Rehab & Trash Orders, impose a civil penalty in the amount of \$3000 for noncompliance and set the status hearing for May 8th to allow the owner time to obtain proper permits & inspections. Motion seconded & passed with a unanimous vote.
38. **1723 S MADISON ST.** - The property owner was represented at the hearing by Lisa Brown. Motion to Affirm the Rehab Order, status hearing set for April 10th to allow the owner time to obtain a walk-through inspection to show code violations that need to be brought up to code. Motion seconded & passed with a unanimous vote.
39. **1316 E MAIN ST.** - The property owner did not attend the hearing. Motion to Affirm the Rehab & Partial Demo Orders, impose a civil penalty in the amount of \$2500 for noncompliance & set the status hearing for May 8th to allow the

owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.

40. **210 N MARTIN ST.** - 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.
41. **1101 W MCGALLIARD RD.** - The property owner was excused from the hearing. Motion to Affirm the Rehab Order and set the status hearing for April 10th to allow the owner time to bring the property up to code & obtain proper inspections. Motion seconded & passed with a unanimous vote.
42. **312 N MULBERRY ST.** - The owner was excused from the hearing. Motion to Affirm the Rehab Order and Release the Rehab Order - contingent on passing a final inspection. Motion seconded & passed with a unanimous vote.
43. **2117 S WALNUT ST.** - The property owner did not attend the hearing. Motion to Affirm the Rehab Order, set the status hearing for April 10th to allow time for the property to be sold and the new owner is notified of the unsafe order. Motion seconded & passed with a unanimous vote.
44. **1000 W 14TH ST.** - The property owner did not attend the hearing. Motion to impose a fine & civil penalty in the amount of \$2650 for noncompliance and set the status hearing for May 8th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
45. **1410 E CENTENNIAL AVE.** - The property owner was excused from the hearing. Motion to set the status hearing for June 12th 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. **1400 BLK. 1418, 1414 E CENTENNIAL AVE.** - The property owner was excused from the hearing. Motion to Release the Demo Order due to compliance. Motion seconded & passed with a unanimous vote.
47. **416 S ELLIOTT ST.** - The property owner did not attend the hearing. Motion to impose a fine & civil penalty in the amount of \$2650 for noncompliance and set the status hearing for May 8th to allow the owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
48. **2712 N GRANVILLE AVE.** - The property owner attended the hearing. Motion to set the status hearing for May 8th to allow the owner & their contractor time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
49. **1728 E HARVARD AVE.** - The property owner attended the hearing. Motion to set the status hearing for May 8th to allow the owner time to make progress on bringing the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
50. **414 N MADISON ST.** - The property owner was excused from the hearing. Motion to place on Administrative Enforcement to allow the property owner time to work with the Building Commissioner to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.

51. **2215 S MADISON ST.** - The property owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
52. **810 E MAIN ST.** - The property owner attended the hearing. Motion to set the status hearing for April 10th to allow the owner time to obtain the foundation inspection and provide update for the roof. Motion to seconded & passed with a unanimous vote.
53. **2200 E MEMORIAL DR.** - The property owner was excused from the hearing. Motion to set the status hearing for May 8th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
54. **1207 S MONROE ST.** - The property owner was excused from the hearing. Motion to Release the Rehab Order due to compliance. Motion seconded & passed with a unanimous vote.
55. **611 S PERSHING DR.** - The property owner was excused from the hearing. Motion to set the status hearing for June 12th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
56. **1916 E YALE AVE.** - The property owner was excused from the hearing. Motion to set the status hearing for May 8th to allow the property owner time to bring the property up to code with proper permits & inspections. Motion seconded & passed with a unanimous vote.
57. **1005 N CENTRAL AVE.** - Case pulled - already an active case with a demo contract on file.
58. **3318 E WYSOR ST.** - Case pulled - already an active case.