

**UNSAFE BUILDING HEARING AUTHORITY  
RECORD OF HEARING**

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

**Hearing Date:** January 12<sup>th</sup>, 2023 at 2:00 PM

**Members Present:** Aaron Clark, Brad King, Zane Bishop

**Staff Present:** Cortney Walker, Melinda Coffey, Rebecca Moon, Taylor Reed and Danny Hahn 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 12<sup>th</sup>, 2023 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.

Unsafe Cases:

1. **1001 E 7<sup>th</sup> St** - Owner was excused from the Hearing. Motion to Affirm the Demo Order, status hearing set for March 9<sup>th</sup>, 2023 to provide update from Contractor. Motion seconded & passed with a unanimous vote.
2. **1007 E 7<sup>th</sup> St** - Owner was present at the Hearing. Motion to Affirm the Demo Order, set status hearing for March 9<sup>th</sup>, 2023 to provide an update from the Insurance Adjuster. Motion seconded & passed with a unanimous vote.
3. **3701 S EBRIGHT ST** - Owner was excused from the Hearing. Motion to Affirm the Rehab Order & Administratively Enforce. Motion seconded & passed with a unanimous vote.
4. **2801 N EVERBROOK LN** - Owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalized \$2500 for noncompliance & set for status hearing for Feb 9<sup>th</sup>, 2023. Motion seconded & passed with a unanimous vote.

5. **2115 S HIGH ST** - Owner was excused from the Hearing. Motion to Affirm the Rehab & Trash Orders & Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.
6. **2417 S HOYT AVE** - Owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalized \$2500 for noncompliance, Status hearing set for Feb 9th, 2023. Motion seconded & passed with a unanimous vote.
7. **1524/1526 W JACKSON ST** - Owner was represented by the Property Manager. Motion to Affirm the Rehab Order, Status hearing set for Feb 9, 2023 to obtain an electrical permit & progress inspection. Motion seconded & passed with a unanimous vote.
8. **3907 E JACKSON ST: TRAILER # 11, 15, 14, 8, 5, 3** - Owner was excused from the Hearing. Motion to Affirm the Rehab & Trash Orders, Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.
9. **3907 E JACKSON ST #16** - Owner was excused from the Hearing. Motion to Affirm the Rehab & Trash Orders, Release the Rehab & Trash Orders. Motion seconded & passed with a unanimous vote.
10. **3907 E JACKSON ST #17** - Owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalized \$500 for noncompliance and set status hearing for Feb 9th, 2023 to clean the property. Motion seconded & passed with a unanimous vote.
11. **514 W MAIN ST** - Owner did not attend the Hearing. Motion to Affirm the Trash Order, Penalized \$500 for noncompliance. Status hearing set for Feb 9th, 2023 to clean the property. Motion seconded & passed with a unanimous vote.
12. **615 E MAIN ST** - Owner did not attend the Hearing. Motion to Affirm the Rehab Order, Penalized \$2500 for noncompliance, Status hearing set for Feb 9, 2023 to become compliant. Motion seconded & passed with a unanimous vote.
13. **1316 E MAIN ST** - One Owner was represented & One Owner was represented at the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Feb 9th, 2023 to stop work until proper permits are pulled and to show progress. Motion seconded & passed with a unanimous vote.
14. **3600 E MANOR ST** - Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Orders, Penalized \$3000 for noncompliance, status hearing for Feb 9, 2023 to demo the unsafe structure & clean the property. Motion seconded & passed with a unanimous vote.
15. **511 W RIVERSIDE AVE (APT 1)** – Owner was represented by the Property Manager & The Tenant attended the Hearing. Motion to Affirm the Rehab Order, Status hearing set for Feb 9th, 2023 to obtain a walk-through inspection. Motion seconded & passed with a unanimous vote.
16. **3500 S WALNUT ST** - Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Release the Trash Order, Penalized \$3500 for noncompliance, Status hearing set for Feb 9, 2023 to bring the house & garage up to code. Motion seconded & passed with a unanimous vote.
17. **1105 E 1<sup>st</sup> St** – Owner was excused from the Hearing. Motion to set status hearing for April 13, 2023 to provide updates & progress. Motion seconded & passed with a unanimous vote.

18. **622 E 6<sup>th</sup> St** - Owner was represented by his son at the Hearing. Motion to set status hearing for March 9th, 2023 to obtain a progress inspection & obtain an electrical quote. Motion seconded & passed with a unanimous vote.
19. **626 W 9<sup>th</sup> St** – Owner attended the Hearing. Motion to place on the City’s Noncompliance list. Motion seconded & passed with a unanimous vote.
20. **1908 W 10<sup>th</sup> St** – Owner was excused from the Hearing. Motion to set status hearing for March 9, 2023 make progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
21. **1608 W 13<sup>TH</sup> ST** – Owner was excused from the Hearing. Motion to Release the Trash Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
22. **1924 W 17<sup>th</sup> St** - Owner attended the Hearing. Motion to set status hearing for Feb 9th, 2023 to finish cleaning the property & removing the camper from the yard. Motion seconded & passed with a unanimous vote.
23. **1718 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for March 9th, 2023 to show progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
24. **1802 W ADAMS ST** - Owner attended the Hearing. Motion to set status hearing for March 9th, 2023 to show progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
25. **1525 W ASHLAND AVE** - Owner was excused from the Hearing. Motion to set status hearing for Feb 9th, 2023 to obtain electrical inspection. Motion seconded & passed with a unanimous vote.
26. **1204 / 1206 W BETHEL AVE** - Owner was represented by the Property Manager. Motion to set status hearing for Feb 9th, 2023 to provide an update on obtaining a contractor & get work started. Motion seconded & passed with a unanimous vote.
27. **700 S BROTHERTON ST** – Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance, Status hearing set for Feb 9<sup>th</sup>, 2023 to become compliant. Motion seconded & passed with a unanimous vote.
28. **1007 W CHARLES ST** – Owner was excused from the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to get approval update. Motion seconded & passed with a unanimous vote.
29. **703 N DELAWANDA AVE** – Owner was represented at the Hearing. Motion to set status hearing for Feb 9th, 2023 to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
30. **416 S ELLIOT ST** – Owner attended the Hearing. Motion to set a status hearing for Feb 9<sup>th</sup>, 2023 to schedule a progress inspection. Motion seconded & passed with a unanimous vote.
31. **420 S ELLIOTT ST** – Owner attended the Hearing. Motion to set a status hearing for Feb 9<sup>th</sup>, 2023 to schedule a progress clean-up inspection. Motion seconded & passed with a unanimous vote.
32. **517 S ELLIOTT ST** - Owner did not attend the Hearing. Motion to Penalize \$3000 for noncompliance & Place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.

33. **1401 S FRANKLIN ST** – Owner attended the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to provide any updates. Motion seconded & passed with a unanimous vote.
34. **2216 S GHARKEY ST** – Owner did not attend the Hearing. Motion to Penalize \$3000 for noncompliance & placed on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
35. **818 S GRANT ST** – Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance, Set status hearing for March 9<sup>th</sup>, 2023 to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
36. **3000 N GRANVILLE AVE** – Owner was excused from the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to obtain an electrical inspection. Motion seconded & passed with unanimous vote.
37. **3010 S HACKLEY ST** – Owner was excused from the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to make progress & obtain a progress inspection. Motion seconded & passed with unanimous vote.
38. **2716 E JACKSON ST** – Owner was excused from the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to provide updated owner information. Motion seconded & passed with unanimous vote.
39. **1313 W KILGORE AVE** – Owner's representative had to leave the Hearing early. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
40. **1723 S MADISON AVE** – Owner was represented at the Hearing, property has been registered as Vacant. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
41. **2202 S MANHATTAN AVE** – Owner attended the Hearing. Motion to set status hearing for March 9<sup>th</sup>, 2023 to renew Demo Permit & complete demolition. Motion seconded & passed with a unanimous vote.
42. **114 N MARTIN ST** – Owner attended the Hearing. Motion to set status hearing for March 9<sup>th</sup>, 2023 to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
43. **1200 ADJ S MULBERRY ST** – Owner was represented at the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to provide an updated rehab plan & timeline. Motion seconded & passed with a unanimous vote.
44. **1200 S MULBERRY ST** – Owner was represented at the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to obtain a final / electrical inspection. Motion seconded & passed with a unanimous vote.
45. **618 E PINE ST** – Owner was represented at the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to obtain a progress inspection. Motion seconded & passed with a unanimous vote.
46. **1619 E PRINCETON AVE** – Owner did not attend the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to complete clean-up from demolition & obtain a final inspection. Motion seconded & passed with a unanimous vote.
47. **808 W RIVERSIDE AVE** – Owner was represented at the Hearing. Motion to set status hearing for Feb 9<sup>th</sup>, 2023 to provide an update from the contractor that is repairing the boilers. Motion seconded & passed with a unanimous vote.

- 48. 1200 S ROCHESTER AVE** – Owner was represented at the Hearing. Motion to set status hearing for April 13<sup>th</sup>, 2023 to continue clean-up and obtain a Demolition Permit. Motion seconded & passed with a unanimous vote.
- 49. 213 E WARD AVE** – Owner attended the Hearing. Motion to set status hearing for March 9<sup>th</sup>, 2023 to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
- 50. 2119 N WATT AVE** – Owner did not attend the Hearing. Motion to Penalize \$500 for noncompliance & placed on the City’s Noncompliance list. Motion seconded & passed with a unanimous vote.