

# 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 Robert Jessee 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 9<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. **607 S Brotherton St** – Owner did not attend the Hearing. Motion to Affirm the Demo & Trash Order, Penalize \$4000 for noncompliance & Set status hearing for March 9th, 2023 to become compliant. Motion seconded & passed with a unanimous vote.
2. **207 & 209 E North St** – Owner did not attend the Hearing. Motion to Affirm the Rehab & Trash Order, Release the Trash Order, Set status hearing for March 9th, 2023 to show progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
3. **1905 N Riley Rd** – Owner was excused from the Hearing. Motion to Affirm the Trash Order, Release the Trash Order. Motion seconded & passed with a unanimous vote.
4. **1620 W 15<sup>th</sup> St** – Owner did not attend the Hearing. Motion to Fine \$100 for not obtaining an Electrical Permit, Penalize \$2500 for noncompliance & Set status hearing for March 9th to bring the Electrical up to code & inspected. Motion seconded & passed with a unanimous vote.
5. **1924 W 17<sup>th</sup> St** – Owner attended the Hearing. Motion to set status hearing for April 13th to complete the property clean-up & obtain an inspection. Motion seconded & passed with a unanimous vote.

6. **2303 E 22<sup>nd</sup> St & 2303 Adj E 22<sup>nd</sup> St** – Owner was excused from the Hearing. Motion to set status hearing for March 9th to make significant progress on cleaning up the property & obtain a progress inspection. Motion seconded & passed with a unanimous vote.
7. **521 W Adams St** - Owner was excused from the Hearing, An interested party attended with many safety concerns for the neighborhood being affected by the conditions of the house. Motion to set status hearing for March 9th to show progress & Register the property as Vacant. Motion seconded & passed with a unanimous vote.
8. **2115 S Arlington Rd** - 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.
9. **1525 W Ashland Ave (\*1523\*)** - Owner did not attend the Hearing. Motion to Fine \$100 for not obtaining an Electrical Inspection, Set status hearing to March 9th to obtain the Electrical Inspection. Motion seconded & passed with a unanimous vote.
10. **2009 N Ault Ave** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & set status Hearing for March 9th to demo the unsafe structure. Motion seconded & passed with a unanimous vote.
11. **1204/1206 W Bethel Ave** - Owner was represented by their Property Manager (MTP). Motion to set status hearing for April 13th to provide any updates. Motion seconded & passed with a unanimous vote.
12. **700 S Brotherton St** - Owner did not attend the Hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
13. **1007 W Charlese St** - Owner was represented at the Hearing. Motion to place on Administratively Enforce. Motion seconded & passed with a unanimous vote.
14. **703 N Delawanda Ave** - Owner was represented at the Hearing. Motion to Release the Rehab Order. Motion seconded & passed with a unanimous vote.
15. **416 S Elliott St** - Owner attended the Hearing. Motion to set status hearing for March 9th to continue cleaning & to provide an update on the roof repairs. Motion seconded & passed with a unanimous vote.
16. **420 S Elliott St** – Owner attended the Hearing. Motion to set status hearing for March 9th to continue cleaning the property. Motion seconded & passed with a unanimous vote.
17. **1709 S Elm St** - Owner did not attend the Hearing. Motion to Administratively Enforce. Motion seconded & passed with a unanimous vote.
18. **2801 N Everbrook Ln** - Owner was excused from the Hearing. Motion to Release the Rehab Order & Reduce the Civil Penalty. Motion seconded & passed with a unanimous vote.
19. **1401 S Franklin St** - Owner was excused from the Hearing. Motion to set status hearing for April 13th to provide updated owner information. Motion seconded & passed with a unanimous vote.
20. **3000 N Granville Ave** - Owner attended the Hearing. Motion to set status hearing for March 9th to obtain a walk-through inspection with the Building Commissioner's Office & Fire Department. Motion seconded & passed with a unanimous vote.
21. **3010 S Hackley St** - Owner was represented by the property manager (MTP). Motion to set status hearing for March 9th to obtain a progress inspection. Motion seconded & passed with a unanimous vote.

22. **2417 S Hoyt Ave** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
23. **1524 / 1526 W Jackson St** - Owner was represented by the property manager (MTP). Motion to Release the Rehab Order upon final inspection. Motion seconded & passed with a unanimous vote.
24. **2716 E Jackson St** - Owner was excused from the Hearing. Motion to set status hearing for April 13th to demolish the unsafe structure. Motion seconded & passed with a unanimous vote.
25. **3907 E Jackson St #17** - Owner was did not attend the Hearing. Motion to Penalize \$500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
26. **1608 S Jefferson St** - Owner was excused from the Hearing. Motion to set status hearing for March 9th to provide a rehab plan & timeline. Motion seconded & passed with a unanimous vote.
27. **2932 W Kilgore Ave** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
28. **1001 / 1009 S Macedonia Ave** - Owner attended the Hearing. Motion to Release the Demo Order. Motion seconded & passed with a unanimous vote.
29. **1723 S Madison St** - Owner was represented at the Hearing. Motion to set a status hearing for March 9th to provide a better detailed rehabilitation plan with dates. Motion seconded & passed with a unanimous vote.
30. **514 W Main St** - Owner was excused from the Hearing. Motion to Release the Trash Order & the Civil Penalties. Motion seconded & passed with a unanimous vote.
31. **615 E Main St** - Owner did not attend the Hearing. Motion to Penalize \$2500 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
32. **1316 E Main St** - Owner did not attend the Hearing. Motion to add Demo Order to the Garage, Affirm the Demo Order, Fine \$100 for not obtaining the Electrical Permit, Set status hearing for March 9th to obtain the proper permits & inspections. Motion seconded & passed with a unanimous vote.
33. **3600 E Manor 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.
34. **1305 W Memorial Dr** - Owner did not attend the Hearing. Motion to Penalize \$4000 for noncompliance & place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
35. **2813 S Monroe St** - Owner attended the Hearing. Motion to set status hearing for April 13th to obtain final inspection. Motion seconded & passed with a unanimous vote.
36. **1200 N Mulberry St** - Owner was excused from the Hearing. Motion to Release the Rehab & Trash Order. Motion seconded & passed with unanimous vote.
37. **1200 Adj S Mulberry St** - Owner was excused from the Hearing. Motion to set status hearing for August 10th to show progress towards rehab. Motion seconded & passed with a unanimous vote.

- 38. 618 E Pine St** - Owner was represented by the Property Manager, David. Motion to set status hearing for March 9th to show progress & obtain an inspection. Motion seconded & passed with a unanimous vote.
- 39. 1619 E Princeton Ave** - Owner did not attend the Hearing. Motion to Penalize \$500 for not completing demo clean-up, Set status hearing for March 9th to finish Demo clean-up. Motion seconded & passed with a unanimous vote.
- 40. 511 W Riverside Ave (Apt 1)** - Owner was represented by the Property Manager, MTP. Motion to set status hearing for April 13th to obtain a progress walk-through inspection. Motion seconded & passed with a unanimous vote.
- 41. 808 W Riverside Ave** - Owner was represented by the Property Manager, MTP. Motion to set status hearing for April 13th to obtain the proper permits to install the new boilers. Motion seconded & passed with a unanimous vote.
- 42. 3213 S Vine St** – Owner attended the Hearing. Motion to set status hearing for March 9th to start the Building Permit Process. Motion seconded & passed with a unanimous vote.
- 43. 3500 S Walnut St** - Owner did not attend the Hearing. Motion to place on the City's Noncompliance list. Motion seconded & passed with a unanimous vote.
- 44. 2019 E Willard St** - Owner did not attend the Hearing. Motion to Penalize \$500 for not completing demo clean-up, Set status hearing for March 9th to finish Demo clean-up. Motion seconded & passed with a unanimous vote.