

## RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

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**VB**      Number(s)

22-12-C22-71562; 22-12-C22-71687; 22-12-C22-72139; 23-01-C22-70488; 23-01-C22-72731; 23-01-C22-73104; 23-01-C23-00366;

(A total of 9 buildings at 7 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on January 17, 2023, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
17th day of January, 2023.

ATTEST:

Amy K. Simeson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Peta G. Douglas-Tally  
Assistant Municipal Counselor



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**A**

**COMBINED NOTICE**

Record Owner:

SHARTEL PARTNER LP  
1701 N MARKET ST, UNIT 325  
DALLAS, TX 75202

Notice Date: 12/27/2022  
Council Hearing Date: 1/17/2023  
Legal Notice UB: 2022-12-C22-71686  
Inspection Date: 12/22/2022  
Parcel ID#: 133567285  
Case #: C22-71686  
Abandoned Case #: C22-71687

cc: Mortgage Holder(s):

Violation Address: 817 DEAN A MCGEE AVE (AKA: 820 DEAN A MCGEE AVE)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 33 12N 3W

UNPLTD PT W 1/2 SEC 33 12N 3W BEG 193.64FT N & 276.21FT WLY & 116.55FT NLY FROM SW/C BLK 2  
CAREY & WEAVER ADDN TH NLY 182.16FT ELY 268.92FT SLY 164.08FT WLY APPROX 273FT TO BEG

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (COMMERCIAL BUILDING 817)  
(COMMERCIAL BUILDING 820)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	COMMERCIAL BUILDING 817
HOLES IN OUTER WALLS	COMMERCIAL BUILDING 817
FIRE DAMAGE	COMMERCIAL BUILDING 820
UNSECURED DOORS	COMMERCIAL BUILDING 820
HOLES IN OUTER WALLS	COMMERCIAL BUILDING 820
HOLES IN ROOF	COMMERCIAL BUILDING 820
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
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andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov

**A**



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**B**

**COMBINED NOTICE**

Record Owner:  
JB DESIGN LLC  
3309 QUAIL CREEK RD  
OKLAHOMA CITY, OK 73120

Notice Date: 1/4/2023  
Council Hearing Date: 1/17/2023  
Legal Notice UB: 2023-1-C22-72730  
Inspection Date: 1/3/2023  
Parcel ID#: 091474205  
Case #: C22-72730  
Abandoned Case #: C22-72731

cc: Mortgage Holder(s):

FIRST OKLAHOMA BANK JENKS PO BOX 1370 JENKS, OK 74037

CHICAGO TITLE OKLAHOMA 210 PARK AVE. SUITE 210 OKLAHOMA CITY, OK 73102

Violation Address: 2612 S ROBINSON AVE (AKA: 2614 S ROBINSON AVE)

Legal Description: Lot 000 Block 019 Addition CAPITOL HILL ADD  
N40FT LOTS 21 THRU 24

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	COMMERCIAL BUILDING
UNSECURED DOORS	COMMERCIAL BUILDING
UNSECURED WINDOWS	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

C

**COMBINED NOTICE**

Record Owner:

NAPLES SV APARTMENTS LLC  
16812 DALLAS PKWY  
DALLAS, TX 75231

Notice Date: 12/14/2022  
Council Hearing Date: 1/3/2023  
Legal Notice UB: 2022-12-C22-70487  
Inspection Date: 12/13/2022  
Parcel ID#: 046285600  
Case #: C22-70487  
Abandoned Case #: C22-70488

cc: Mortgage Holder(s):

INTERNATIONAL BANK OF COMMERCE 1600 RUBEN TORRES BLVD BROWNSVILLE, TX 78526

Violation Address: 1017 NW 10TH ST (AKA: 1015 NW 10TH ST; 1110 N WESTERN AVE)

Legal Description: Lot 000 Block 003 Addition BLANCHARD ADDITION

LOTS 1 & 2 & LOTS 5 & 6 & N/2 OF VAC ALLEY ADJ ON S & LOTS 13 THRU 20 & S/2 OF VAC ALLEY ADJ ON N

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING 1110)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS COMMERCIAL BUILDING 1110

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**D**

**COMBINED NOTICE**

Record Owner:

LIVE UNITED RENTALS LLC  
6608 N WESTERN AVE, UNIT 3049  
OKLAHOMA CITY, OK 73116

Notice Date: 12/22/2022  
Council Hearing Date: 1/17/2023  
Legal Notice UB: 2022-12-C22-71561  
Inspection Date: 12/21/2022  
Parcel ID#: 026585000  
Case #: C22-71561  
Abandoned Case #: C22-71562

cc: Mortgage Holder(s):

OKLAHOMA TITLE AND CLOSING CO INC 13108 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

QUAIL CREEK BANK 12201 N MAY AVE OKLAHOMA CITY, OK 73120-

Violation Address: 1449 NE 14TH ST

Legal Description: Lot 000 Block 009 Addition BATH HIGHLAND ADD

LOTS 9 & 10

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)  
(HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

E

**COMBINED NOTICE**

Record Owner:

WALKER ALFRED L TRUST  
CROWNOVER MARY CO TRS  
BLAIR JANITA CO TRS  
3909 LAMAR DR  
DEL CITY, OK 73115

Notice Date: 1/4/2023  
Council Hearing Date: 1/17/2023  
Legal Notice UB: 2023-1-C23-00365  
Inspection Date: 1/3/2023  
Parcel ID#: 098330140  
Case #: C23-00365  
Abandoned Case #: C23-00366

cc: Mortgage Holder(s):

WALKER ALFRED L TRUST CROWNOVER MARY CO TRS 3909 LAMAR DR DEL CITY, OK 73115

Violation Address: 400 SE 15TH ST

Legal Description: Lot 000 Block 001 Addition ECKROAT ADDITION  
LOTS 12 THRU 15

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
HOLES IN OUTER WALLS	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**F**

**COMBINED NOTICE**

Record Owner:

MEDINA JESSE R & G CARMELITA  
1512 SW 82ND ST  
OKLAHOMA CITY, OK 73159

Notice Date: 1/4/2023  
Council Hearing Date: 1/17/2023  
Legal Notice DB: 2023-1-C22-73103  
Inspection Date: 1/3/2023  
Parcel ID #: 085988750  
Case #: C22-73103  
Abandoned Case #: C22-73104

cc: Mortgage Holder(s):

EQUITY ONE MORTGAGE INC 5350 S. WESTERN, #314 OKLAHOMA CITY, OK 73109

Violation Address: 231 SE 46TH ST (AKA: 231 1/2 SE 46TH ST)

Legal Description: Lot 000 Block 015 Addition SPENCERS SOUTH OKLA  
LOTS 37 & 38

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (GARAGE APARTMENT)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	GARAGE APARTMENT
HOLES IN ROOF	GARAGE APARTMENT
HOLES IN OUTER WALLS	GARAGE APARTMENT
UNSAFE STRUCTURAL MEMBERS	GARAGE APARTMENT
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**G**

**COMBINED NOTICE**

**Record Owner:**

ARMM ASSET COMPANY 1 LLC  
5001 PLAZA ON THE LK, UNIT 200  
AUSTIN, TX 78746

Notice Date: 12/27/2022

Council Hearing Date: 1/17/2023

Legal Notice UB: 2022-12-C22-72138

Inspection Date: 12/22/2022

Parcel ID#: 074502515

Case #: C22-72138

Abandoned Case #: C22-72139

cc: Mortgage Holder(s):

Violation Address: 2225 SW 61ST TER

Legal Description: Lot 017 Block 007 Addition HILLCREST HEIGHTS ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)  
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
UNSECURED DOORS	SHED

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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