

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:

VB Number(s)

24-02-C23-72639; 24-02-C24-06158; 24-02-C24-06575; 24-02-C24-06606; 24-02-C24-07326; 24-02-C24-07375; 24-02-C24-07852; 24-02-C24-08386; 24-02-C24-08725;

(A total of 14 buildings at 9 locations.)

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 February 27, 2024, 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

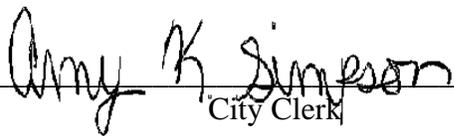
abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, 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
27TH day of FEBRUARY, 2024.

ATTEST:



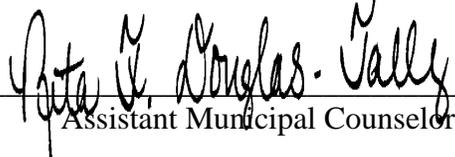
City Clerk





Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

BEATTY ALBERTA
C/O GEORGE BEATTY
31183 CADDO RD
ANADARKO, OK 73005

Notice Date: 2/12/2024
Council Hearing Date: 2/27/2024
Legal Notice UB: 2024-2-C24-06157
Inspection Date: 2/9/2024
Parcel ID#: 107980390
Case #: C24-06157
Abandoned Case #: C24-06158

cc: Mortgage Holder(s):

BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136
ALBERTA BEATLEY 2613 S. BLACKWELDER AVE OKLAHOMA CITY, OK 73108

Violation Address: 2613 S BLACKWELDER AVE

Legal Description: Lot 000 Block 004 Addition INDUSTRIAL ADDITION
N60FT OF LOTS 45 THRU 48

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
- HOLES IN OUTER WALLS HOUSE
- UNSECURED DOORS DETACHED GARAGE
- 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
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405-297-3953
andrew.jones@okc.gov

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

A



COMBINED NOTICE

Record Owner:

5008 S BRIARWOOD LLC
6915 N CLASSEN BLVD STE C
OKLAHOMA CITY, OK 73116

Notice Date: 2/12/2024
Council Hearing Date: 2/27/2024
Legal Notice UB: 2024-2-C24-06605
Inspection Date: 2/9/2024
Parcel ID#: 112261920
Case #: C24-06605
Abandoned Case #: C24-06606

cc: Mortgage Holder(s):

THE BANK, N.A. STILLWATER BRANCH 800 W 6TH AVENUE P.O. BOX 999 STILLWATER, OK 74074

5008 S BRIARWOOD LLC 6915 N CLASSEN BLVD, STE A OKLAHOMA CITY, OK 73116

Violation Address: 5008 BRIARWOOD DR (AKA: 5008 S BRIARWOOD DR)

Legal Description: Lot 011 Block 09A Addition OAKCLIFF SEC 2 AMENDED

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:

UNSECURED DOORS HOUSE

UNSECURED WINDOWS 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

C

COMBINED NOTICE

Record Owner:

MASON REALTY INVESTORS LLC
1015 N BROADWAY AVE, UNIT 130
OKLAHOMA CITY, OK 73102

Notice Date: 2/7/2024
Council Hearing Date: 2/27/2024
Legal Notice UB: 2024-2-C24-07374
Inspection Date: 2/6/2024
Parcel ID#: 091473890
Case #: C24-07374
Abandoned Case #: C24-07375

cc: Mortgage Holder(s):

Violation Address: 2612 S HARVEY AVE

Legal Description: Lot 021 Block 018 Addition CAPITOL HILL 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: 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:

UNSECURED DOORS 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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COMBINED NOTICE

Record Owner:
RAK PROPERTIES INC
PO BOX 12920
OKLAHOMA CITY,OK 73157-2920

Notice Date: 2/12/2024
Council Hearing Date: 2/27/2024
Legal Notice DB: 2024-2-C24-08385
Inspection Date: 2/9/2024
Parcel ID #: 090077870
Case #: C24-08385
Abandoned Case #: C24-08386

cc: Mortgage Holder(s):

THE FIRST STATE BANK OKLAHOMA CITY BRANCH 3030 NW EXPRESSWAY, STE. 130 OKLAHOMA CITY, OK 73112

Violation Address: 1500 S ROBINSON AVE

Legal Description: Lot 000 Block 018 Addition SOUTH PARK ADDITION TO OKC
LOTS 11 THRU 19

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: 4 (NORTHEAST COMMERCIAL BUILDING)
(NORTHWEST COMMERCIAL BUILDING)
(SOUTHWEST COMMERCIAL BUILDING)
(WEST COMMERCIAL BUILDING)

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 NORTHWEST COMMERCIAL BUILDING
DANGER OF COLLAPSE NORTHWEST COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS NORTHWEST COMMERCIAL BUILDING
HOLES IN ROOF NORTHWEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS NORTHWEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS NORTHEAST COMMERCIAL BUILDING
HOLES IN OUTER WALLS WEST COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS WEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS SOUTHWEST COMMERCIAL BUILDING
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

STRICKEN

E

COMBINED NOTICE

Record Owner:

AYON GABRIEL IGNACIO CALDERON
NIKOLOVSKA EMILIJA
16757 LITTLE LEAF CT
EDMOND, OK 73012

Notice Date: 2/8/2024
Council Hearing Date: 2/27/2024
Legal Notice UB: 2024-2-C24-07851
Inspection Date: 2/7/2024
Parcel ID#: 016088175
Case #: C24-07851
Abandoned Case #: C24-07852

cc: Mortgage Holder(s):

BANK OF CORDELL P.O. BOX 440 808 NORTH GLENN ENGLISH CORDELL, OK 73632
OKLAHOMA STATE BANK 122 S. HOY P.O. BOX 70 BUFFALO, OK 73834

Violation Address: 1301 NW 5TH ST

Legal Description: Lot 000 Block 023 Addition NEAS ADDITION
S/2 OF LOTS 23 & 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 (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 WINDOWS 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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COMBINED NOTICE

Record Owner:
DOVER GEORGE E & G J
913 SE 13TH ST
OKLAHOMA CITY, OK 73129-6060

Notice Date: 2/12/2024
Council Hearing Date: 2/27/2024
Legal Notice DB: 2024-2-C24-06574
Inspection Date: 2/9/2024
Parcel ID #: 027840850
Case #: C24-06574
Abandoned Case #: C24-06575

cc: Mortgage Holder(s):

Violation Address: 913 SE 13TH ST

Legal Description: Lot 000 Block 003 Addition CENTRAL ADDITION
LOTS 31 & 32

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 (HOUSE)

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:

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
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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COMBINED NOTICE

Record Owner:
GILLESPIE SAMITTRA
3509 WALKING SKY RD
EDMOND, OK 73013

Notice Date: 2/14/2024
Council Hearing Date: 2/27/2024
Legal Notice DB: 2024-2-C24-08724
Inspection Date: 2/13/2024
Parcel ID #: 067980300
Case #: C24-08724
Abandoned Case #: C24-08725

cc: Mortgage Holder(s):
GILLESPIE ERIC L 3400 NW 27TH ST OKLAHOMA CITY, OK 73107

Violation Address: 3400 NW 27TH ST

Legal Description: Lot 000 Block 001 Addition WARRS BETTER BUILT #2
N83 1/2FT OF LOT 1 & E 1/2 OF N83 1/2FT OF LOT 2

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 (HOUSE)

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	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE

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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COMBINED NOTICE

Record Owner:
KING GLENN
416 NW 29TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 2/7/2024
Council Hearing Date: 2/27/2024
Legal Notice DB/HP: 2024-2-C23-72638
Inspection Date: 11/15/2023
Parcel ID #: 046607280
Case #: C23-72638
Abandoned Case #: C23-72639

cc: Mortgage Holder(s):

Violation Address: 416 NW 29TH ST

Legal Description: Lot 000 Block 020 Addition JEFFERSON PARK ADD
E3FT LOT 20 & ALL LOT 21

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 (HOUSE)

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:

- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- HOLES IN OUTER WALLS HOUSE
- FOUNDATION DECAYED HOUSE
- ROTTED PORCH HOUSE
- 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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COMBINED NOTICE

Record Owner:

CARTY DAVID & PEGGY
13108 CEDAR SPRINGS RD
OKLAHOMA CITY, OK 73120

Notice Date: 2/14/2024
Council Hearing Date: 2/27/2024
Legal Notice UB: 2024-2-C24-07325
Inspection Date: 2/13/2024
Parcel ID#: 056856580
Case #: C24-07325
Abandoned Case #: C24-07326

cc: Mortgage Holder(s):

Violation Address: 1231 NW 45TH ST

Legal Description: Lot 000 Block 012 Addition CHESTERFIELD SUB ADDITION
E 1/2 LOT 31 & ALL LOT 32

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: 3 (DETACHED GARAGE)
(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:

UNSECURED WINDOWS HOUSE
UNSECURED DOORS DETACHED GARAGE
HOLES IN OUTER WALLS DETACHED GARAGE
UNSECURED DOORS SHED
TRASH/JUNK
RANK WEEDS

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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