

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING 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 numbered as follows:

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<b>UB</b>	Number(s)
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23-12-C23-75889; 23-12-C23-77074; 23-12-C23-77123; 23-12-C23-77130; 23-12-C23-77581; 23-12-C23-77823;

(A total of 8 structures at 6 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 2, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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.

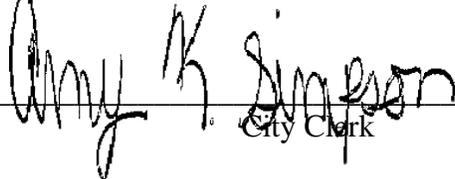
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor

of The City of Oklahoma City for the costs of the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
2ND day of JANUARY, 2024.

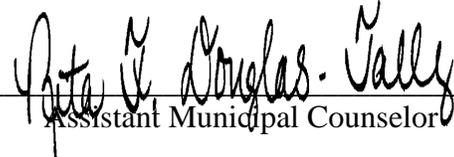
ATTEST:

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Vice- Mayor

REVIEWED for form and legality.

  
\_\_\_\_\_  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

CHECKERS INVESTMENTS INC  
3730 SPRINGLAKE DR  
OKLAHOMA CITY, OK 73111

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-77823  
Inspection Date: 12/8/2023  
Parcel ID#: 147841195  
Case #: C23-77823  
Abandoned Case #: C21-20904

cc: Mortgage Holder(s):

CHECKERS INVESTMENTS INC 15800 BRENTON HILLS AVE EDMOND, OK 73013

Violation Address: 4305 N ST CLAIR AVE

Legal Description: Lot 004 Block 002 Addition TREADWELL HILLS

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:

UNSECURED DOORS HOUSE  
UNSECURED DOORS SHED  
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  
405-297-3953  
andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:

HOMES INVESTMENT & GENERAL  
CONSTRUCTION LLC  
PO BOX 1384  
BETHANY, OK 73008

Notice Date: 12/8/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-77123  
Inspection Date: 12/7/2023  
Parcel ID#: 014804890  
Case #: C23-77123  
Abandoned Case #: C23-77124

cc: Mortgage Holder(s):

FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 225 N INDIANA AVE (AKA: 215 N INDIANA AVE; 1610 NW 2ND ST)

Legal Description: Lot 000 Block 010 Addition CARLE & COLCORD ADDITION  
LOTS 1 THRU 6

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
- HOLES IN OUTER WALLS COMMERCIAL BUILDING
- 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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**COMBINED NOTICE**

Record Owner:

GAIZA CASAS 4 LLC  
10400 ASHFORD DR  
YUKON, OK 73099

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-75889  
Inspection Date: 12/8/2023  
Parcel ID#: 140605250  
Case #: C23-75889  
Abandoned Case #: C23-75890

cc: Mortgage Holder(s):

OWENS KEVIN ANDREW 2841 PINE AVE OKLAHOMA CITY, OK 73128  
BANCFIRST MIDWEST CITY 5605 SE 15TH ST MIDWEST CITY, OK 73110  
GAIZA CASAS 4 LLC 6804 HIDDEN HILLS DR EDMOND, OK 73034

Violation Address: 2841 PINE AVE

Legal Description: Lot 022 Block 006 Addition BOECKING ACRES REPLAT

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
- UNSECURED CRAWLSPACE 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:  
SCOTT GERALDINE  
1143 SE 19TH ST  
OKLAHOMA CITY, OK 73129-6328

Notice Date: 12/8/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-77130  
Inspection Date: 12/7/2023  
Parcel ID#: 149942393  
Case #: C23-77130  
Abandoned Case #: C23-35303

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410  
ONE REVERSE MORTGAGE, LLC 9920 PACIFIC HEIGHTS BLVD, STE 350 SAN DIEGO, CA 92121

Violation Address: 1143 SE 19TH ST

Legal Description: Lot 026 Block 007 Addition CARTER PARK THIRD

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

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:  
STEELMAN JOHN P  
11616 SAN SEBASTIAN DR  
OKLAHOMA CITY, OK 73173

Notice Date: 12/8/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-77074  
Inspection Date: 12/7/2023  
Parcel ID#: 094701165  
Case #: C23-77074  
Abandoned Case #: C23-77075

cc: Mortgage Holder(s):

Violation Address: 33 SE 51ST ST

Legal Description: Lot 017 Block 001 Addition DAVON COURTS 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:

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

**F**

**COMBINED NOTICE**

Record Owner:  
TIMWAY COMPANY  
PO BOX 11705  
OKLAHOMA CITY, OK 73136

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice UB: 2023-12-C23-77581  
Inspection Date: 12/8/2023  
Parcel ID#: 130764365  
Case #: C23-77581  
Abandoned Case #: C23-77582

cc: Mortgage Holder(s):

Violation Address: 716 NW 113TH ST

Legal Description: Lot 000 Block 034 Addition COLLEGE PARK 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: 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

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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