

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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:

DB Number(s)

24-12-C24-76968; 24-12-C24-77141; 24-12-C24-77347; 24-12-C24-77532;

(A total of 5 structures at 4 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 December 31, 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute,

Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before January 1, 2025 and that a reasonable date for completion of such work shall be on or before January 31, 2025, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before January 1, 2025 and shall be completed on or before January 31, 2025.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from 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 advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this
31ST day of DECEMBER, 2024.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Peta M. Douglas-Pally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

CLETA BONEA JACKSON II
6400 N COLLEGE AVE
OKLAHOMA CITY, OK 73132

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-76968
Inspection Date: 12/13/2024
Parcel ID #: 148791110
Case #: C24-76968
Abandoned Case #: C24-76969

cc: Mortgage Holder(s):

STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102
FIRST UNITED BANK & TRUST COMPANY 1400 WEST MAIN STREET DURANT, OK 74701
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501
STEWART TITLE OF OKLAHOMA, INC 5651 N CLASSEN BLVD, SUITE 100 OKLAHOMA CITY, OK 73118

Violation Address: 6400 N COLLEGE AVE

Legal Description: Lot 013 Block 001 Addition GALAXIE DEVE 4 SEASONS SEC 1

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: 2 (HOUSE)
(SHED)

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
UNSAFE STRUCTURAL MEMBERS HOUSE
HOLES IN OUTER WALLS SHED
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.

Andrew Jones
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

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

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COMBINED NOTICE

Record Owner:

PROPERTY MANAGEMENT SERVICES INC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-77532
Inspection Date: 12/13/2024
Parcel ID #: 016722430
Case #: C24-77532
Abandoned Case #: C24-77533

cc: Mortgage Holder(s):

Violation Address: 1738 NW 9TH ST

Legal Description: Lot 000 Block 004 Addition BELL VERN ADDITION
LOTS 19 & 20

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
- UNSAFE STRUCTURAL MEMBERS 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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Municipal Code Inspector
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andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:

BARRIOS RUBEN & LIDIA GARCIA DE
500 SE 22ND ST
OKLAHOMA CITY, OK 73129

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-77347
Inspection Date: 12/13/2024
Parcel ID #: 093994590
Case #: C24-77347
Abandoned Case #: C24-77348

cc: Mortgage Holder(s):

ERNESTO RUIZ 500 SE 22ND ST OKLAHOMA CITY, OK 73129

Violation Address: 420 SE 26TH ST

Legal Description: Lot 000 Block 021 Addition SCHILLINGS ADDITION
LOTS 5 & 6

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
- UNSAFE STRUCTURAL MEMBERS 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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andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:
GOLDEN BRICK DEVELOPMENT LLC
4639 NW 3RD ST
OKLAHOMA CITY, OK 73127

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-77141
Inspection Date: 12/13/2024
Parcel ID #: 051553210
Case #: C24-77141
Abandoned Case #: C24-63865

cc: Mortgage Holder(s):

- OMEGA INVESTMENTS LLC 20 NW 13TH ST, UNIT 200 OKLAHOMA CITY, OK 73103
- THE OKLAHOMA CITY ABSTRACT & TITLE CO. P.O. BOX 260 OKLAHOMA CITY, OK 73101
- BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116
- THE OKLAHOMA CITY ABSTRACT & TITLE CO. 9620 S. PENNSYLVANIA, #B OKLAHOMA CITY, OK 73116
- BANK7 1039 NW 63RD STREET OKLAHOMA CITY, OK 73116
- THE OKLAHOMA CITY ABSTRACT & TITLE CO 9620 S PENNSYLVANIA #B OKLAHOMA CITY, OK 73159
- OMEGA INVESTMENTS, LLC 1720 N SHARTEL AVE, SUITE C OKLAHOMA CITY, OK 73013
- OMEGA INVESTMENTS 20 NW 13TH ST OKLAHOMA CITY, OK 73103

Violation Address: 1515 NW 32ND ST

Legal Description: Lot 000 Block 017 Addition MILITARY PARK ADD
LOTS 29 & 30

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
- DECAYED FOUNDATION 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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