

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)

25-01-C25-02220; 25-01-C25-02907; 25-01-C25-03057; 25-01-C25-04456; 25-01-C25-05387;

(A total of 9 structures at 5 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 11, 2025, 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 February 12, 2025 and that a reasonable date for completion of such work shall be on or before March 14, 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 February 12, 2025 and shall be completed on or before March 14, 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

11TH day of FEBRUARY, 2025.

ATTEST:

Amy K. Simpson
City Clerk



[Signature]
Vice Mayor

[Signature]
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

A E LLC
2433 NW 32ND ST
OKLAHOMA CITY, OK 73112

Notice Date: 1/21/2025
Council Hearing Date: 2/11/2025
Legal Notice DB: 2025-1-C25-03057
Inspection Date: 1/17/2025
Parcel ID #: 145517680
Case #: C25-03057
Abandoned Case #: C25-03058

cc: Mortgage Holder(s):

RICKY N. RAWSON 4420 NW 11TH OKLAHOMA CITY, OK 73107
ABBAS ESMAEIL 2433 NW 32ND ST OKLAHOMA CITY, OK 73112

Violation Address: 3807 N BARR AVE

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 15 12N 4W

PT SE4 SEC 15 12N 4W BEG 1072FT E & 592FT NOF SW/C SE4 TH N72FT E250FT S72FT W250FT TO BEG
OR LOT 9 RADIO HTS UNREC PLAT

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
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	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.

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

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



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

B

COMBINED NOTICE

Record Owner:

SCHNEIDER GEORGE J JR & CAROL
8917 S INDIANA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 1/16/2025
Council Hearing Date: 2/11/2025
Legal Notice DB: 2025-1-C25-02220
Inspection Date: 1/15/2025
Parcel ID #: 149761310
Case #: C25-02220
Abandoned Case #: C22-00469

cc: Mortgage Holder(s):

GRID151 401 PLYMOUTH ROAD STE 500 PLYMOUTH MEETING, PA 19462

GITSIT SOLUTIONS, LLC 333 SOUTH ANITA DRIVE, SUITE 400 ORANGE, CA 92868

SWRT 123 PARK AVE OKLAHOMA CITY, OK 73102

Violation Address: 8917 S INDIANA AVE

Legal Description: Lot 017 Block 002 Addition P B ODOMS SOUTH PENN 6TH ADD

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
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.

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

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



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

C

COMBINED NOTICE

Record Owner:

TRAIL ROBERT B & IRENE T
1325 NW 19TH ST
OKLAHOMA CITY, OK 73106

Notice Date: 1/30/2025
Council Hearing Date: 2/11/2025
Legal Notice DB: 2025-1-C25-05387
Inspection Date: 1/29/2025
Parcel ID #: 062146640
Case #: C25-05387

cc: Mortgage Holder(s):

ROBERT B. TRAIL P.O. BOX 5644 DALLAS, TX 75222

Violation Address: 1325 NW 19TH ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY PLACE ADD
LOT 7 & W10FT OF LOT 8

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 (DETACHED GARAGE)

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	DETACHED GARAGE
ROOF SAGGING	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
UNSAFE STRUCTURAL MEMBERS	DETACHED GARAGE
DANGER OF COLLAPSE	DETACHED GARAGE
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



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

D

COMBINED NOTICE

Record Owner:

FNMC LLC
PO BOX 2962
OKLAHOMA CITY, OK 73101

Notice Date: 1/27/2025
Council Hearing Date: 2/11/2025
Legal Notice DB: 2025-1-C25-04456
Inspection Date: 1/24/2025
Parcel ID #: 053756000
Case #: C25-04456
Abandoned Case #: C19-68202

cc: Mortgage Holder(s):

SANCHEZ VICENTE 2315 NW 32ND ST OKLAHOMA CITY, OK 73112

Violation Address: 2315 NW 32ND ST

Legal Description: Lot 000 Block 021 Addition WEST POINT ADDITION
BEG 278FT S & 150FT W OF NE/C TH W50FT N134FT E50FT S134FT TO BEG

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
HOLES IN OUTER WALLS	HOUSE
DECAYED FOUNDATION	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.

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

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



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

E

COMBINED NOTICE

Record Owner:

FINK WILMA ETAL
FINK CECELIA J
329 SW 42ND ST
OKLAHOMA CITY, OK 73109

Notice Date: 1/16/2025
Council Hearing Date: 2/11/2025
Legal Notice DB: 2025-1-C25-02907
Inspection Date: 1/15/2025
Parcel ID #: 093155420
Case #: C25-02907
Abandoned Case #: C18-05415

cc: Mortgage Holder(s):

CECELIA J. LYON PO BOX 7331 MOORE, OK 73190

WILMA FINK PO BOX 7331 MOORE, OK 73153

Violation Address: 329 SW 42ND ST

Legal Description: Lot 000 Block 024 Addition DRAPER PARK ADDITION

LOTS 21 22 & 23

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: 5 (EAST SHED)
(HOUSE)
(NORTH SHED)
(SOUTH SHED)
(WEST 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
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	SOUTH SHED
ROOF SAGGING	SOUTH SHED
UNSAFE STRUCTURAL MEMBERS	NORTH SHED
UNSAFE STRUCTURAL MEMBERS	EAST SHED
UNSAFE STRUCTURAL MEMBERS	WEST 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.

E

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

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