

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)

24-11-C24-69761; 24-11-C24-70845; 24-11-C24-70850; 24-11-C24-71051; 24-11-C24-71140; 24-11-C24-72136;

(A total of 7 structures at 6 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 3, 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 December 4, 2024 and that a reasonable date for completion of such work shall be on or before January 3, 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 December 4, 2024 and shall be completed on or before January 3, 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
3RD day of DECEMBER, 2024.

ATTEST:

Amy K. Simeson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Patricia E. Douglas-Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

ALLEN CODY
DE DOMINICIS LUIGI
6405 NW 154TH TER
EDMOND, OK 73013

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-70845
Inspection Date: 11/7/2024
Parcel ID #: 068067720
Case #: C24-70845
Abandoned Case #: C24-70846

cc: Mortgage Holder(s):

LITICO LLC 7101 SHORELINE DR OKLAHOMA CITY, OK 73132

VELOCITY COMMERCIAL CAPITAL, LLC 30699 RUSSELL RANCH RD, STE 295 WESTLAKE VILLAGE, CA 91362

U.S. BANK TRUST COMPANY, N.A. TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 190 SOUTH
LASALLE STREET, 7TH FLOOR CHICAGO, IL 60603

CHICAGO TITLE OKLAHOMA CO 210 PARK AVENUE, SUITE 210 OKLAHOMA CITY, OK 73102

CHICAGO TITLE OKLAHOMA 1601 NW EXPRESSWAY, STE 1000 OKLAHOAM CITY, OK 73118

Violation Address: 2701 N PORTLAND AVE

Legal Description: Lot 000 Block 009 Addition MARTINDALE ADDITION

LOT 1 & LOTS 21 & 22

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 (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:

DANGER OF COLLAPSE	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING

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

420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500

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:

NEW HORIZON TRUST
7008 NW 16TH ST UNIT 1105
OKLAHOMA CITY, OK 73127

Notice Date: 11/14/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-72136
Inspection Date: 11/13/2024
Parcel ID #: 089866990
Case #: C24-72136
Abandoned Case #: C19-29634

cc: Mortgage Holder(s):

MIDFIRST BANK 305 N MACARTHUR SUITE 200 OKLAHOMA CITY, OK 73127

MIDLAND MGT CO PO BOX 26648 OKLAHOMA CITY, OK 73126

FALL CREEK LLC 7008 NW 16TH ST APT 1105 OKLAHOMA CITY, OK 73127

Violation Address: 3404 S PORTLAND AVE

Legal Description: Lot 043 Block 024 Addition ROGER GIVENS SOUTHWEST 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
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	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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B



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

C

COMBINED NOTICE

Record Owner:
SAM AUSTIN MINISTRY
3412 NW 23RD ST
OKLAHOMA CITY, OK 73107

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-70850
Inspection Date: 11/7/2024
Parcel ID #: 017047980
Case #: C24-70850
Abandoned Case #: C22-64211

cc: Mortgage Holder(s):
WCI LLC PO BOX 2962 OKLAHOMA CITY, OK 73101

Violation Address: 1805 NW 5TH ST (AKA: 1801 NW 5TH ST)

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD
LOTS 1 THRU 3

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 (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	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
RANK WEEDS	
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

D

COMBINED NOTICE

Record Owner:

LUPERCIO ANTONIO
SOTO ANA M
1807 NW 5TH ST
OKLAHOMA CITY, OK 73106

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-71051
Inspection Date: 11/7/2024
Parcel ID #: 017047990
Case #: C24-71051
Abandoned Case #: C24-71052

cc: Mortgage Holder(s):

LOCAL PROPERTIES, LLC 1551 PERRY RD SHAWNEE, OK 74801

Violation Address: 1807 NW 5TH ST

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD
LOTS 4 & 5

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 (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	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	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

E

COMBINED NOTICE

Record Owner:

LOERA JOSE JUAN DURAN
LOERA ARMANDO DURAN
5 BURK DR
DEL CITY, OK 73115

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-69761
Inspection Date: 11/8/2024
Parcel ID #: 143728800
Case #: C24-69761
Abandoned Case #: C24-69762

cc: Mortgage Holder(s):

LOERA JOSE JUAN DURAN LOERA ARMANDO DURAN 2925 N UTAH AVE OKLAHOMA CITY, OK 73107

Violation Address: 11815 NE 36TH ST

Legal Description: Lot 358 Block 000 Addition DELUXE SUB ADDITION

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
DANGER OF COLLAPSE	HOUSE
DEBRIS FROM DEMOLITION	HOUSE
ROOF SAGGING	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.

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E



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

F

COMBINED NOTICE

Record Owner:

COMMONWEALTH REAL ESTATE INC
301 KANSAS ST UNIT A
EL SEGUNDO, CA 90245

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-71140
Inspection Date: 11/12/2024
Parcel ID #: 093013720
Case #: C24-71140
Abandoned Case #: C24-71141

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS PO BOX 26090 OKLAHOMA CITY, OK 73126

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

COMMONWEALTH REAL ESTATE 222 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA 90245

STEWART TITLE OF OKLAHOMA INC 701 N BROADWAY #300 OKLAHOMA CITY, OK 73102

FIRST AMERICAN TITLE 133 NW 8TH ST OKLAHOMA CITY, OK 73102

Violation Address: 601 SW 46TH ST

Legal Description: Lot 000 Block 003 Addition S I FISH SOUTH SIDE

LOTS 47 & 48

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
ROOF SAGGING	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.

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F