

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)
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	24-03-C23-77516; 24-03-C24-10911; 24-03-C24-13387; 24-03-C24-15530; 24-03-C24-16512; 24-03-C24-17772; 24-03-C24-18918;
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(A total of 7 structures at 7 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 April 9, 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 April 10, 2024 and that a reasonable date for completion of such work shall be on or before May 10, 2024, 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 April 10, 2024 and shall be completed on or before May 10, 2024.

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

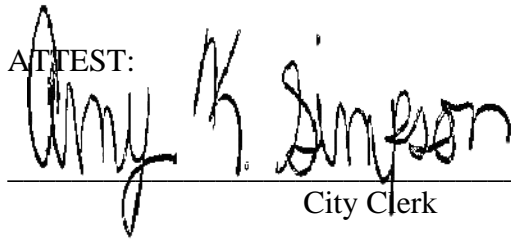
originally appropriated.

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

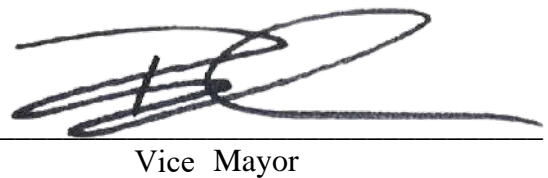
9TH day of APRIL, 2024.

ATTEST:



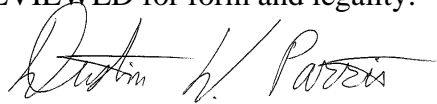
City Clerk





Vice Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
ROWE RHONDA
5400 SE 80TH ST
OKLAHOMA CITY, OK 73135

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-15530
Inspection Date: 3/25/2024
Parcel ID #: 141234256
Case #: C24-15530
Abandoned Case #: C24-15531

cc: Mortgage Holder(s):

Violation Address: 11825 ABUNDANCE ST

Legal Description: Lot 000 Block 005 Addition JACKSON HEIGHTS SUB
LOTS 15 & 16

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
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

STRICKEN

B

COMBINED NOTICE

Record Owner:

MAYFIELD ARTHUR F & DOROTHY M
5012 S BY PASS TER
OKLAHOMA CITY, OK 73119

Notice Date: 3/13/2024
Council Hearing Date: 3/26/2024
Legal Notice DB: 2024-3-C24-13387
Inspection Date: 3/12/2024
Parcel ID #: 143294000
Case #: C24-13387
Abandoned Case #: C24-13388

cc: Mortgage Holder(s):

TERRA FUNDING, INC 1777 SOUTH HARRISON STREET, #P207 DENVER, CO 80210
PT MORTGAGE COMPANIES D/B/A CARL I. BROWN MORTGAGE 2345 GRAND, #2200 KANSAS CITY, MI 64108
CHASE MORTGAGE COMPANY 3415 VISION DRIVE COLUMBUS, OH 43219
FIRST CONSUMER CREDIT 405 STATE HWY. 121 BYPASS SUITE 250 LEWISVILLE, TX 75067
FIRST CONSUMER CREDIT, INC THE STERLING BUILDING, STE 204 4920 NIAGARA ROAD COLLEGE PARK, MO 20740
FCC INVESTMENTS TRUST I 1345 AVENUE OF THE AMERICAS 46TH FLOOR NEW YORK, NY 10105
M. ANDREWS 405 STATE HIGHWAY 121 BYPASS, BLDG. A, STE 250 LEWISVILLE, TX 75067
HOMEOWNERS FINANCIAL LLC 12121 CHAMPION WAY CINCINNATI, OH 45241

Violation Address: 5012 S BYPASS TER (AKA: 5012 S BY PASS TER)

Legal Description: Lot 010 Block 021 Addition ROWLAND HILLS 2ND

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
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:
PARKER TROY
6324 LENNOX AVE
SPENCER, OK 73084-4920

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-10911
Inspection Date: 3/25/2024
Parcel ID #: 142851560
Case #: C24-10911
Abandoned Case #: C24-10912

cc: Mortgage Holder(s):

TROY PARKER 6200 N. LENOX SPENCER, OK 73084

Violation Address: 6324 LENOX AVE (AKA: 6324 LENNOX AVE; 6328 NE 63RD ST)

Legal Description: Lot 041 Block 000 Addition MORNING VIEW HEIGHTS

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

STRICKEN

D

COMBINED NOTICE

Record Owner:

WILLIAMS ARNEZ D
PO BOX 2482
STILLWATER, OK 74076

Notice Date: 12/11/2023
Council Hearing Date: 1/2/2024
Legal Notice DB: 2023-12-C23-77516
Inspection Date: 12/8/2023
Parcel ID #: 022801125
Case #: C23-77516
Abandoned Case #: C23-77517

cc: Mortgage Holder(s):

ARNEZ D. WILLIAMS 522 E LIBERTY AVE STILLWATER, OK 74075

Violation Address: 709 NE 3RD ST

Legal Description: Lot 000 Block 003 Addition PHILLIPS & MEADE EAST SIDE
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 (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

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:

SHAH 2 LLC
5632 PULCHELLA LN
OKLAHOMA CITY, OK 73142

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-16512
Inspection Date: 3/21/2024
Parcel ID #: 013203120
Case #: C24-16512
Abandoned Case #: C24-16513

cc: Mortgage Holder(s):

PRAIRIE OAK INVESTMENTS SOSA LLC 619 W MAIN ST OKLAHOMA CITY, OK 73102

MIDFRST BANK LOCATION: COMMERCIAL LENDING 11001 N ROCKWELL OKLAHOMA CITY, OK 73162

NEAT ESCROW AND TITLE LLC 3401 W ROCK CREEK ROAD NORMAN, OK 73072

Violation Address: 830 NW 9TH ST (AKA: 916 N FRANCIS AVE; 920 N FRANCIS AVE; 924 N FRANCIS AVE)

Legal Description: Lot 000 Block 006 Addition NORTHWEST TO OKLA CY

LOTS 17 THRU 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 (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
SECURED OVER 3 TIMES IN 1 YEAR	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.

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

F

COMBINED NOTICE

Record Owner:
DANIEL VIOLA
2212 N RHODE ISLAND AVE
OKLAHOMA CITY, OK 73111

Notice Date: 3/21/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-17772
Inspection Date: 3/20/2024
Parcel ID #: 026442550
Case #: C24-17772
Abandoned Case #: C24-17773

cc: Mortgage Holder(s):

FLOYD W. AND JOYCE E. ROBERTS 622 N.W. 18TH ST OKLAHOMA CITY, OK 73108

Violation Address: 2104 NE 15TH ST

Legal Description: Lot 000 Block 005 Addition WHITE ORCHARD ADD
LOTS 17 & 18

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
DANGER OF COLLAPSE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	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



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

G

COMBINED NOTICE

Record Owner:
PARKER TROY
PARKER ARETHA
6324 LENNOX AVE
SPENCER, OK 73084

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-18918
Inspection Date: 3/25/2024
Parcel ID #: 142851550
Case #: C24-18918
Abandoned Case #: C24-18919

cc: Mortgage Holder(s):

TROY PARKER 6200 N. LENOX SPENCER, OK 73084

Violation Address: 6328 NE 63RD ST (AKA: 6324 LENOX AVE; 6324 LENNOX AVE)

Legal Description: Lot 040 Block 000 Addition MORNING VIEW HEIGHTS

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
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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