

## 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:

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DB	Number(s)
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	24-11-C24-73380; 24-12-C24-71736; 24-12-C24-72693; 24-12-C24-74763;
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(A total of 6 structures at 4 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 December 17, 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 18, 2024 and that a reasonable date for completion of such work shall be on or before January 17, 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 18, 2024 and shall be completed on or before January 17, 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

17TH day of DECEMBER, 2024.

ATTEST:

Amy K Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Dustin H. Patten

Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

COLLINSWORTH GWENDA F  
3608 TANGLEWOOD CIR  
FARMERS BRANCH, TX 75234

Notice Date: 12/2/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-12-C24-71736  
Inspection Date: 11/27/2024  
Parcel ID #: 148017150  
Case #: C24-71736  
Abandoned Case #: C24-71737

cc: Mortgage Holder(s):

Violation Address: 6911 MELROSE LN

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 33 12N 4W

PT NW4 SEC 33 12N 4W BEG 329.02FT E OF SW/C SW4 NW4 TH N164.79FT E125.806FT S164.79FT  
W125.82FT TO BEG EX S20FT FOR ROAD

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 (COMMERCIAL BUILDING)  
(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:

HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
FOUNDATION DECAYED	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	SHED
RANK WEEDS	

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:

GBB MULTIFAMILY OKC BORROWER LLC  
3304 OWENS BLVD  
RICHARDSON, TX 75082

Notice Date: 12/3/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-12-C24-72693  
Inspection Date: 12/2/2024  
Parcel ID #: 055150540  
Case #: C24-72693  
Abandoned Case #: C24-72694

cc: Mortgage Holder(s):

BASELINE PARTNERS, LLC 1819 E SOUTHERN AVE, STE B10 MESA, AZ 85204

BCIF HOLDINGS I, LLC 1819 E. SOUTHERN AVENUE, #B10 MESA, AZ 85204

TITAN TITLE & CLOSING PLATINUM LLC 6301 WATERFORD BLVD, STE 325 OKLAHOMA CITY, OK 73118

GBB MULTIFAMILY OKC BORROWER, LLC 901 18TH STREET PLANO, TX 75074

DANA B. WEISS, ESQ. BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 200 PUBLIC SQUARE, SUITE 2300  
CLEVELAND, OH 44114

GREAT PLAINS NATIONAL BANK ELK CITY OFFICE 2017 W 3RD, PO BOX 488 ELK CITY, OK 73648

CAPITOL ABSTRACT AND TITLE COMPANY 1608 N.W. EXPRESSWAY OKLAHOMA CITY, OK 73118

GBB MULTIFAMILY OKC1, LLC 3304 OWENS BLVD RICHARDSON, TX 75082

NATIONAL TITLE & ESCROW, LLC 17709 CANTRELL ROAD LITTLE ROCK, AR 72223

Violation Address: 4201 N YOUNGS BLVD (AKA: 4221 N YOUNGS BLVD)

Legal Description: Lot 000 Block 000 Addition PUTNAM HEIGHTS 2ND

LTS 1 THRU 28 BLK 53 & LTS 1 THRU 14 BLK 52 PUTNAM HTS SECOND ADD NOW VACATED PLUS VAC  
42ND ST & VAC ALLEY IN BLK 53 & E1/2 DEEP FORK BLVD & W 1/2 YOUNGS BLVD ADJ BLKS 52 & 53  
PUTNAM HTS SECOND ADD

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Total number of structures: 1 (APARTMENT BUILDING 4221)

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	APARTMENT BUILDING 4221
UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING 4221
HOLES IN OUTER WALLS	APARTMENT BUILDING 4221

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:

INSTANTHOUSEOFFER LLC  
3000 W MEMORIAL RD, UNIT 123 308  
OKLAHOMA CITY, OK 73120

Notice Date: 12/3/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-12-C24-74763  
Inspection Date: 12/2/2024  
Parcel ID #: 017047990  
Case #: C24-74763  
Abandoned Case #: C24-74764

cc: Mortgage Holder(s):

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

DIRECT LENDING LLC 16307 SONOMA PARK DR EDMOND, OK 73013

OKLAHOMA PRIME TITLE 2740 FEATHERSTONE RD, #2 OKLAHOMA CITY, OK 73120

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.

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C



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

STRICKEN **D**

**COMBINED NOTICE**

Record Owner:

NOFFKE DIANA L  
GILLETTE JEANETTE DELORES  
HANCOK LEIGH ANN  
3404 NW 23RD ST  
OKLAHOMA CITY, OK 73107

Notice Date: 11/22/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-11-C24-73380  
Inspection Date: 11/21/2024  
Parcel ID #: 132060560  
Case #: C24-73380  
Abandoned Case #: C22-73111

cc: Mortgage Holder(s):

JASON A SCOTT 10916 S.W. 21ST STREET YUKON, OK 73099

Violation Address: 24 SW 44TH ST (AKA: 20 SW 44TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 21 11N 3W

BEG 183FT W OF NE/C OF NE4 TH W105FT S226.1FT E105FTN226.1FT TO BEG SUBJ TO EASEMENTS OF RECORD

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 (EAST COMMERCIAL BUILDING)  
(WEST 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	EAST COMMERCIAL BUILDING
DANGER OF COLLAPSE	EAST COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	EAST COMMERCIAL BUILDING
HOLES IN ROOF	EAST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	EAST COMMERCIAL BUILDING
DECAYED FOUNDATION	EAST COMMERCIAL BUILDING
HOLES IN ROOF	WEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	WEST COMMERCIAL BUILDING
DECAYED FOUNDATION	WEST 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.

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**D**