

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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	23-10-C23-62474; 23-10-C23-63839; 23-10-C23-64894; 23-10-C23-65173; 23-10-C23-67741;
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(A total of 7 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 November 7, 2023, 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 November 8, 2023 and that a reasonable date for completion of such work shall be on or before December 8, 2023, 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 November 8, 2023 and shall be completed on or before December 8, 2023.

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

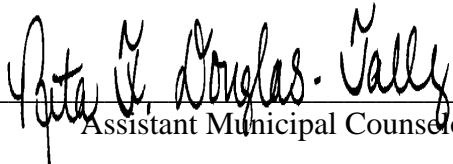
_____ day of _____, 20_____.

ATTEST:

City Clerk

Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

2020 S CENTRAL LLC
PO BOX 54303
OKLAHOMA CITY, OK 73154

Notice Date: 10/25/2023
Council Hearing Date: 11/7/2023
Legal Notice DB: 2023-10-C23-62474
Inspection Date: 10/24/2023
Parcel ID #: 098335465
Case #: C23-62474
Abandoned Case #: C23-62475

cc: Mortgage Holder(s):

STRONG, MARTIN & ASSOC. 2700 FIRST NAT. CENTER 120 N ROBINSON AVE OKLAHOMA CITY, OK 73102

Violation Address: 2020 S CENTRAL AVE

Legal Description: Lot 000 Block 010 Addition ECKROAT ADDITION

ALL LOTS 21 & 22 & W70FT OF LOTS 23 & 24

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)
(DETACHED CARPORT)

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 OUTER WALLS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
HOLES IN ROOF	DETACHED CARPORT
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
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DEVELOPMENT SERVICES DEPARTMENT

B

COMBINED NOTICE

Record Owner:

WOLFE BHATIA 19TH STREET LLC
2317 COIT RD STE C
PLANO, TX 75075

Notice Date: 10/19/2023
Council Hearing Date: 11/7/2023
Legal Notice DB: 2023-10-C23-64894
Inspection Date: 10/18/2023
Parcel ID #: 147853850
Case #: C23-64894
Abandoned Case #: C23-66706

cc: Mortgage Holder(s):

REALTY PARTNERS CORPORATION 953 EAST SAHARA, SUITE 240 LAS VEGAS, NV 89104
BANK ONE LOAN SERVICING COMMERCIAL LIEN DOCUMENTS P.O. BOX 901094 FT. WORTH, TX 76101
BANK ONE, OKLAHOMA CITY 7400 SOUTH PENNSYLVANIA OKLAHOMA CITY, OK 73159
WOLFE BHATIA 19TH STREET, LLC 2121 W. SPRING CREEK PARKWAY, SUITE 201 PLANO, TX 75023
GERSON LAW FIRM APC 9255 TOWNE CENTRE DRIVE, SUITE 300 GLF FILE NO. 6411.272 SAN DIEGO, CA 92121
SABAL CAPITAL II, LLC 465 N. HALSTEAD STREET, SUITE 105 PASADENA, CA 91107
Violation Address: 5700 NW 19TH ST (AKA: 5704 NW 19TH ST; 5708 NW 19TH ST; 5712 NW 19TH ST; 5716 NW 19TH ST; 5720 NW 19TH ST; 5724 NW 19TH ST; 5728 NW 19TH ST)
Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 27 12N 4W
UNPLTD PT SEC 27 12N 4W 000 000 PT OF SEC 27 12N 4W E 1/2 OF N 1/2 OF NW4 OF SW4 OFNW4 EX N30FT

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 (APARTMENT BUILDING 5716)

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 5716
HOLES IN ROOF	APARTMENT BUILDING 5716
HOLES IN OUTER WALLS	APARTMENT BUILDING 5716
PREMISES UNSANITARY	
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.

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B



**The City of
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DEVELOPMENT SERVICES DEPARTMENT

C

COMBINED NOTICE

Record Owner:

THOMAS BOB D & FLOIS M
2221 SW 136TH PL
OKLAHOMA CITY, OK 73170-5732

Notice Date: 10/25/2023
Council Hearing Date: 11/7/2023
Legal Notice DB: 2023-10-C23-63839
Inspection Date: 10/24/2023
Parcel ID #: 088880680
Case #: C23-63839
Abandoned Case #: C23-66812

cc: Mortgage Holder(s):

Violation Address: 3225 SW 37TH ST

Legal Description: Lot 049 Block 001 Addition STANFORD HOMES 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: 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 OUTER WALLS	HOUSE
HOLES IN ROOF	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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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:
GARCIA GREG
1321 S SHEPARD AVE
EL RENO, OK 73036

Notice Date: 10/25/2023
Council Hearing Date: 11/7/2023
Legal Notice DB: 2023-10-C23-65173
Inspection Date: 10/24/2023
Parcel ID #: 074641405
Case #: C23-65173
Abandoned Case #: C23-65175

cc: Mortgage Holder(s):

GREG GARCIA 2508 S BROOKLINE OKLAHOMA CITY, OK 73108

POSTIC & BATES, P.C. 2212 SHADOWLAKE DRIVE OKLAHOMA CITY, OK 73159

Violation Address: 3816 SW 40TH ST

Legal Description: Lot 017 Block 002 Addition ZEDNA ANN 3RD

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
DAMAGED 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
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DEVELOPMENT SERVICES DEPARTMENT

E

COMBINED NOTICE

Record Owner:

RESICAP OKLAHOMA OWNER LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326

Notice Date: 10/24/2023
Council Hearing Date: 11/7/2023
Legal Notice DB: 2023-10-C23-67741
Inspection Date: 10/23/2023
Parcel ID #: 129732300
Case #: C23-67741
Abandoned Case #: C23-67742

cc: Mortgage Holder(s):

BANK ONE, OKLAHOMA CITY P.O. BOX 656 OKLAHOMA CITY, OK 73101

Violation Address: 4821 SE 89TH TER

Legal Description: Lot 005 Block 011 Addition WELLINGTON LAKES

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 OUTER WALLS	HOUSE
HOLES IN ROOF	HOUSE
ROOF SAGGING	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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