

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT 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, attached hereto as Exhibit A, and numbered as follows:

VB Number(s)

24-09-C24-57731; 24-09-C24-57837; 24-09-C24-57896; 24-09-C24-58540; 24-09-C24-58573; 24-09-C24-58652; 24-09-C24-58710; 24-09-C24-58820; 24-09-C24-59326;

(A total of 9 buildings at 9 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 September 24, 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 postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, 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 have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund 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 advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

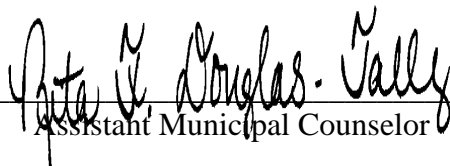
_____ day of _____, 20_____.

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:
FREEMAN TEAM INVESTMENTS LLC
2236 NW 164TH ST
EDMOND, OK 73013

Notice Date: 9/12/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-58651
Inspection Date: 9/11/2024
Parcel ID#: 032191600
Case #: C24-58651
Abandoned Case #: C24-58652

cc: Mortgage Holder(s):

Violation Address: 1810 N JORDAN AVE

Legal Description: Lot 000 Block 001 Addition MOUNT TUOHY SUBDIVISION BLK 12
LOTS 7 & 8

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
OPEN BASEMENT	HOUSE
HOLES IN OUTER WALLS	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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
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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:

JONES RICHARD T SR & ZOLETHA E TRS
JONES RICHARD T SR & ZOLETHA E LIV
TRUST
2329 NW 112TH TER
OKLAHOMA CITY, OK 73120-7201

Notice Date: 9/9/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-57836
Inspection Date: 9/6/2024
Parcel ID#: 021688190
Case #: C24-57836
Abandoned Case #: C24-57837

cc: Mortgage Holder(s):

Violation Address: 1314 NE 7TH ST (AKA: 1316 NE 7TH ST)

Legal Description: Lot 000 Block 030 Addition OAK PARK AMENDED ADD
LOTS 12 & 13

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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 (DUPLEX)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	DUPLEX
UNSECURED WINDOWS	DUPLEX
UNSECURED CRAWLSPACE	DUPLEX
HOLES IN OUTER WALLS	DUPLEX

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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

C

COMBINED NOTICE

Record Owner:
GONZALEZ JULIO C
5905 S STEVE AVE
OKLAHOMA CITY, OK 73129

Notice Date: 9/9/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-58572
Inspection Date: 9/6/2024
Parcel ID#: 026586400
Case #: C24-58572
Abandoned Case #: C24-58573

cc: Mortgage Holder(s):
GONZALEZ JULIO C PO BOX 82774 OKLAHOMA CITY, OK 73148
JULIO C. GONZALEZ 517 SW 33RD ST OKLAHOMA CITY, OK 73109

Violation Address: 1616 NE 14TH ST

Legal Description: Lot 000 Block 012 Addition BATH HIGHLAND ADD
LOTS 9 & 10

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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:
JPF PROPERTIES LLC
PO BOX 18967
OKLAHOMA CITY, OK 73154

Notice Date: 9/12/2024
Council Hearing Date: 9/24/2024
Legal Notice DB: 2024-9-C24-58709
Inspection Date: 9/11/2024
Parcel ID #: 060081250
Case #: C24-58709
Abandoned Case #: C24-58710

cc: Mortgage Holder(s):

PRODUCT OF FAYTH LLC 906 DAVIS ST. NW ARDMORE, OK 73401

PRODUCT OF FAYTH LLC C/O K'DREION FREEMAN 1212 6TH ST AVE NE UNIT 13 ARDMORE, OK 73401

NEAT ESCROW AND TITLE 3401 W ROCK CREEK RD FILE: 23-0276 AG NORMAN, OK 73072

Violation Address: 1304 NW 16TH ST

Legal Description: Lot 000 Block 003 Addition SUMMERS PLACE ADD
W50FT OF E100FT OF LOT 1 & N15FT OF W50FT OF
E100FT OF LOT 6

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
ROTTED PORCH	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.

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D



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

E

COMBINED NOTICE

Record Owner:
WILLIAMS LATRICA
2025 NE 18TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 9/9/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-58819
Inspection Date: 9/6/2024
Parcel ID#: 030035890
Case #: C24-58819
Abandoned Case #: C24-58820

cc: Mortgage Holder(s):

Violation Address: 2025 NE 18TH ST

Legal Description: Lot 016 Block 022 Addition CRESTON HILLS ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE
UNSECURED DOORS SHED
RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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:

PRAIRIE PROPERTY SOLUTIONS LLC
PO BOX 515
OKLAHOMA CITY, OK 73101

Notice Date: 9/10/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-57730
Inspection Date: 9/9/2024
Parcel ID#: 068545500
Case #: C24-57730
Abandoned Case #: C24-57731

cc: Mortgage Holder(s):

MCCLAIN BANK MAIN OFFICE PO BOX 351 131 W. MAIN ST PURCELL, OK 73080

PRAIRIE PROPERTY SOLUTIONS LLC 929 NW 17TH STREET OKLAHOMA CITY, OK 73106

MCCLAIN BANK NOBLE BRANCH 213 N. MAIN ST PO BOX 1169 NOBLE, OK 73068

Violation Address: 3125 NW 24TH ST

Legal Description: Lot 028 Block 005 Addition DENNISTON PARK ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED DOORS	SHED
HOLES IN OUTER WALLS	SHED
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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:

PRAIRIE PROPERTY SOLUTIONS LLC
829 WILLOW BROOK DR
MIDWEST CITY, OK 73110

Notice Date: 9/10/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-57895
Inspection Date: 9/9/2024
Parcel ID#: 109969844
Case #: C24-57895
Abandoned Case #: C24-57896

cc: Mortgage Holder(s):

PRAIRIE PROPERTY SOLUTIONS LLC 9601 N MAY AVE OKLAHOMA CITY, OK 73120

LEGACY TITLE OF OKLAHOMA FKA LINCOLN TITLE 501 SE 4TH ST, STE A ATTN: POLICY DEPT LINC 2023-2880-LK-A
MOORE, OK 73160

FIRST LIBERTY BANK 9601 N. MAY AVENUE OKLAHOMA CITY, OK 73120

LEGACY TITLE 14636 BOGERT PKWY OKLAHOMA CITY, OK 73134

PRAIRIE PROPERTY SOLUTIONS LLC 929 NW 17TH ST OKLAHOMA CITY, OK 73106

Violation Address: 1121 SW 41ST ST

Legal Description: Lot 015 Block 009 Addition GRAND VIEW PLACE ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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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G



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

H

COMBINED NOTICE

Record Owner:

EIDSON JAMES L & BEATRICE
1215 N PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73107

Notice Date: 9/10/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-58539
Inspection Date: 9/9/2024
Parcel ID#: 142781525
Case #: C24-58539
Abandoned Case #: C24-58540

cc: Mortgage Holder(s):

Violation Address: 3801 NW 61ST ST

Legal Description: Lot 026 Block 011 Addition CORONADO HEIGHTS 2ND

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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

I

COMBINED NOTICE

Record Owner:
10 NE 102ND LLC
PO BOX 16217
OKLAHOMA CITY, OK 73113

Notice Date: 9/12/2024
Council Hearing Date: 9/24/2024
Legal Notice UB: 2024-9-C24-59325
Inspection Date: 9/11/2024
Parcel ID#: 100304800
Case #: C24-59325
Abandoned Case #: C24-59326

cc: Mortgage Holder(s):

VALLIANCE BANK OKLAHOMA CITY OFFICE 1601 NORTHWEST ESPRESSWAY OKLAHOMA CITY, OK 73118
VALLIANCE BANK PRIVATE BANK OFFICE 1601 NORTHWEST EXPRESSWAY OKLAHOMA CITY, OK 73118
AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103
10 NE 102ND LLC 9800 BROADWAY EXTENSION OKLAHOMA CITY, OK 73114

Violation Address: 10 NE 102ND ST (AKA: 12 NE 102ND ST)

Legal Description: Lot 000 Block 005 Addition ARLINGTON ACRES SUB
ALL LOT 1 & W/2 OF VACATED WALNUT AVE ADJ ON E(20FT BY 632FT)

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 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) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS COMMERCIAL BUILDING
TRASH/JUNK
RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 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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