

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING 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:

UB Number(s)

25-03-C25-14999; 25-03-C25-15479; 25-03-C25-15700; 25-03-C25-16094; 25-03-C25-16111; 25-03-C25-16363;

(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 April 8, 2025, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(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 unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents 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 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents 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 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 thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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 the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
8TH day of APRIL, 2025.

ATTEST:
City Clerk

Amy K. Simpson



[Signature]
Vice Mayor

Rita E. Douglas-Tally
Assistant Municipal Counselor



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

STRICKEN **A**

COMBINED NOTICE

Record Owner:

MASON REALTY INVESTORS LLC
1015 N BROADWAY AVE, UNIT 130
OKLAHOMA CITY, OK 73102

Notice Date: 3/20/2025
Council Hearing Date: 4/8/2025
Legal Notice UB: 2025-3-C25-16363
Inspection Date: 3/19/2025
Parcel ID#: 091471590
Case #: C25-16363
Abandoned Case #: C18-20867

cc: Mortgage Holder(s):

BANK7 1515 E. 71ST, SUITE 215 TULSA, OK 74114

FIRST NATIONL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

TRUSTMARK TITLE 6307 WATERFORD BLVD, STE 120 OKLAHOMA CITY, OK 73118

Violation Address: 2400 S HARVEY AVE

Legal Description: Lot 000 Block 008 Addition CAPITOL HILL ADD
LOTS 15 THRU 18

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 WINDOWS COMMERCIAL BUILDING

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
Municipal Code Inspector
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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:

BABCOCK DAPHNE C WILSON & BUCK D
2608 NORMAN AVE
OKLAHOMA CITY, OK 73127

Notice Date: 3/19/2025

Council Hearing Date: 4/8/2025

Legal Notice UB: 2025-3-C25-15479

Inspection Date: 3/18/2025

Parcel ID#: 145047775

Case #: C25-15479

Abandoned Case #: C25-15480

cc: Mortgage Holder(s):

WEOKIE CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

STEWART ABSTRACT & TITLE 101 PARK AVENUE, #960 OKLAHOMA CITY, OK 73102

Violation Address: 2608 NORMAN AVE (AKA: 2608 N NORMAN AVE)

Legal Description: Lot 000 Block 000 Addition PAYNES GARDEN ADD

LOTS 23 & 24

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

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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STRICKEN

C

COMBINED NOTICE

Record Owner:

MATRIX REAL ESTATE LLC
8520 S PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 3/20/2025
Council Hearing Date: 4/8/2025
Legal Notice UB: 2025-3-C25-16094
Inspection Date: 3/19/2025
Parcel ID#: 063344560
Case #: C25-16094
Abandoned Case #: C22-31510

cc: Mortgage Holder(s):

BANCFIST MIDWEST CITY 5605 SE 15TH ST MIDWEST CITY, OK 73110

MATRIX REAL ESTATE LLC 8514 S. PENNSYLVANIA AVE OKLAHOMA CITY, OK 73159

Violation Address: 2000 NW 14TH ST

Legal Description: Lot 000 Block 021 Addition YOUNGS ENGLEWOOD ADD
LOTS 23 & 24

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

RANK WEEDS

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

D

COMBINED NOTICE

Record Owner:
SOUND BUILDS LLC
529 NW 31ST ST
OKLAHOMA CITY, OK 73118

Notice Date: 3/20/2025
Council Hearing Date: 4/8/2025
Legal Notice UB: 2025-3-C25-15700
Inspection Date: 3/19/2025
Parcel ID#: 048526800
Case #: C25-15700
Abandoned Case #: C25-15701

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116
RCN CAPITAL, LLC 75 GERBER ROAD EAST, STE 102 SOUTH WINDSOR, CT 06074
SOUND BUILDS LLC 3101 VENICE CT NORMAN, OK 73071
LIBERTY NATIONAL BANK SOUTH PENN 629 SW C AVE LAWTON, OK 73501
TITAN TITLE & CLOSING NORMAN, LLC 2220 36TH AVE NW, SUITE 100 NORMAN, OK 73072
CROSS RIVER CAPITAL INC 8809 RAMBLING RD OKLAHOMA CITY, OK 73132

Violation Address: 529 NW 31ST ST

Legal Description: Lot 000 Block 013 Addition CENTRAL PARK ADDITION
LOTS 33 & 34

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 (DETACHED GARAGE)
(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 DOORS DETACHED GARAGE
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500

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D



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

E

COMBINED NOTICE

Record Owner:
TIMWAY COMPANY
PO BOX 11705
OKLAHOMA CITY, OK 73136

Notice Date: 3/17/2025
Council Hearing Date: 4/8/2025
Legal Notice UB: 2025-3-C25-14999
Inspection Date: 3/13/2025
Parcel ID#: 143653005
Case #: C25-14999
Abandoned Case #: C25-15000

cc: Mortgage Holder(s):

Violation Address: 1812 NE 49TH ST

Legal Description: Lot 002 Block 012 Addition PARK ESTATES 9TH BK 11 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 (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

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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DEVELOPMENT SERVICES DEPARTMENT

F

COMBINED NOTICE

Record Owner:
CHAR ONE LLC
317 SE 61ST ST
OKLAHOMA CITY, OK 73149

Notice Date: 3/20/2025
Council Hearing Date: 4/8/2025
Legal Notice UB: 2025-3-C25-16111
Inspection Date: 3/19/2025
Parcel ID#: 086050315
Case #: C25-16111
Abandoned Case #: C25-16112

cc: Mortgage Holder(s):

Violation Address: 307 SE 60TH ST

Legal Description: Lot 000 Block 001 Addition BEVERLY HILLS SURB RANCHES
E50FT OF W127.6FT OF S 1/2

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

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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