

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)
	24-10-C24-64772; 24-10-C24-65193; 24-10-C24-65791; 24-10-C24-66805; 24-10-C24-67273; 24-10-C24-67804;
	(A total of 10 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 November 5, 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 November 6, 2024 and that a reasonable date for completion of such work shall be on or before December 6, 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 November 6, 2024 and shall be completed on or before December 6, 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
5TH day of NOVEMBER, 2024.

ATTEST:

Amy K. Simpson
City Clerk



[Signature]
Vice Mayor

REVIEWED for form and legality.

Rita E. Douglas Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

BEATTY ALBERTA
C/O GEORGE BEATTY
31183 CADDO RD
ANADARKO, OK 73005

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-67273
Inspection Date: 10/18/2024
Parcel ID #: 107980390
Case #: C24-67273
Abandoned Case #: C24-06158

cc: Mortgage Holder(s):

BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136

ALBERTA BEATLEY 2613 S. BLACKWELDER AVE OKLAHOMA CITY, OK 73108

Violation Address: 2613 S BLACKWELDER AVE (AKA: 2615 S BLACKWELDER AVE)

Legal Description: Lot 000 Block 004 Addition INDUSTRIAL ADDITION
N60FT OF LOTS 45 THRU 48

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: 3 (DETACHED GARAGE)
(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:

FOUNDATION DECAYED	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	HOUSE
FIRE DAMAGE	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
DECAYED FOUNDATION	DETACHED GARAGE
ROOF SAGGING	SHED
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.

Andrew Jones
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov

A



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

B

COMBINED NOTICE

Record Owner:

AUSTIN FAMILY ESTATES LLC
3410 LA SIERRA AVE, UNIT 144
RIVERSIDE, CA 92503

Notice Date: 10/22/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-67804
Inspection Date: 10/21/2024
Parcel ID #: 093150865
Case #: C24-67804
Abandoned Case #: C24-64347

cc: Mortgage Holder(s):

TOORAK CAPITAL PARTNERS, LLC 1001 WATER STREET - SUITE 600 TAMPA, FL 33602

TOORAK CAPITAL PARTNERS 15 MAPLE STREET SUMMIT, NJ 07901

Violation Address: 404 SW GRAND BLVD (AKA: 404 SW 36TH ST)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION

N100FT OF W12 1/2FT OF LOT 3 & N100FT OF 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 (APARTMENT 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 APARTMENT BUILDING

UNSAFE STRUCTURAL MEMBERS APARTMENT 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.

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:

TRAYLOR UNKOYA T
MCCUTCHEN TIFFANY RENE
GOOSBY NATHANIEL
8421 NE 33RD ST
SPENCER, OK 73084

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-64772
Inspection Date: 10/16/2024
Parcel ID #: 142872585
Case #: C24-64772
Abandoned Case #: C24-64773

cc: Mortgage Holder(s):

TRAYLOR UNKOYA T MCCUTCHEN TIFFANY RENE / GOOSBY NATHANIEL C/O FLORINDA TRAYLOR 8421 NE 33RD ST
SPENCER, OK 73084

Violation Address: 5525 JERICHO

Legal Description: Lot 369 Block 000 Addition GREEN PASTURES ADDITION

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
ROOF SAGGING	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	SHED
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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C



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

D

COMBINED NOTICE

Record Owner:

FRANKS LESSIE RICHARDSON
RICHARDSON LOUIS DALE
3813 NEWPORT ST
OKLAHOMA CITY, OK 73112

Notice Date: 10/15/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-65193
Inspection Date: 10/10/2024
Parcel ID #: 142642430
Case #: C24-65193
Abandoned Case #: C24-65194

cc: Mortgage Holder(s):

Violation Address: 3813 NEWPORT AVE (AKA: 3813 NEWPORT ST)

Legal Description: Lot 000 Block 003 Addition BROADVIEW HEIGHTS
LOTS 7 & 8

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:

ROOF SAGGING	HOUSE
HOLES IN ROOF	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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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

E

COMBINED NOTICE

Record Owner:

LEGACY INVESTMENT HOLDINGS LLC
6011 N ROBINSON AVE
OKLAHOMA CITY, OK 73118

Notice Date: 10/15/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-65791
Inspection Date: 10/10/2024
Parcel ID #: 143853050
Case #: C24-65791
Abandoned Case #: C24-65792

cc: Mortgage Holder(s):

FIRST NATIONAL BANK & TRUST CO 302 W. CHICKASHA AVE CHICKASHA, OK 73018

OKLAHOMA CITY ABSTRACT & TITLE CO 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

LEGACY INVESTMENT HOLDINGS LLC 5229 S SUNNYLANE RD OKLAHOMA CITY, OK 73135

HGM INVESTMENTS, LLC PO BOX 30172 EDMOND, OK 73003

Violation Address: 5229 S SUNNYLANE RD

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SE4 SEC 19 11N 2W

BEG 50FT W OF NE/C OF SE4 TH S103FT W150FT N103FTE150FT TO BEG CONT .36 OF AN ACRE MORE OR LESS

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 (DETACHED GARAGE)
(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
ROOF SAGGING	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	DETACHED GARAGE
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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E



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

F

COMBINED NOTICE

Record Owner:

SANCHEZ VINCENTE
2315 NW 32ND ST
OKLAHOMA CITY, OK 73112

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-66805
Inspection Date: 10/18/2024
Parcel ID #: 053756000
Case #: C24-66805
Abandoned Case #: C19-68202

cc: Mortgage Holder(s):

ALTERNATIVE LENDING MORTGAGE CORPORATION 305 5TH STREET BAY CITY, MI 48708

SANCHEZ VICENTE PO BOX 2962 OKLAHOMA CITY, OK 73101

Violation Address: 2315 NW 32ND ST

Legal Description: Lot 000 Block 021 Addition WEST POINT ADDITION
BEG 278FT S & 150FT W OF NE/C TH W50FT N134FT E50FT S134FT TO BEG

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:

DECAYED FOUNDATION	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	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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