

## 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)

22-10-C21-74392; 22-11-C22-62814; 22-11-C22-63088; 22-11-C22-63869; 22-11-C22-64210;

(A total of 5 structures at 5 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 November 22, 2022, 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 23, 2022 and that a reasonable date for completion of such work shall be on or before December 23, 2022, 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 23, 2022 and shall be completed on or before December 23, 2022.

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  
22nd day of November, 20 22.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Tally  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:  
GRAVES SARAH KATHLEEN  
809 N LAWTON  
MOORE, OK 73160

Notice Date: 11/7/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-63869  
Inspection Date: 11/4/2022  
Parcel ID #: 086402805  
Case #: C22-63869  
Abandoned Case #: C22-63870

cc: Mortgage Holder(s):

GRAVES JASON MICHAEL 443 SE 52ND ST OKLAHOMA CITY, OK 73129

Violation Address: 5212 S DURLAND AVE

Legal Description: Lot 000 Block 002 Addition HILLS SUB ADDITION  
LOTS 13 14 & 15

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
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	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. 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:  
OKC COMPASSION INC  
PO BOX 75995  
OKLAHOMA CITY, OK 73147

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-62814  
Inspection Date: 11/1/2022  
Parcel ID #: 063342080  
Case #: C22-62814  
Abandoned Case #: C22-62816

cc: Mortgage Holder(s):

UMB BANK N.A. ATTN: LOAN SERVICING PO BOX 419226 MS# 1170203 KANSAS CITY, MO 64141

UMB BANK N.A. 5636 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73112

OKC COMPASSION INC 1121 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73107

Violation Address: 2125 W PARK PL

Legal Description: Lot 000 Block 009 Addition YOUNGS ENGLEWOOD ADD  
LOTS 38 & 39

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
ROOF SAGGING	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE

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:  
DEHUMA ENOC  
1009 S PENNSYLVANIA AVE  
OKLAHOMA CITY, OK 73105

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-63088  
Inspection Date: 11/2/2022  
Parcel ID #: 103144750  
Case #: C22-63088  
Abandoned Case #: C22-63089

cc: Mortgage Holder(s):

BROWN DONNY LEE BROWN MARY 3025 SW 11TH ST OKLAHOMA CITY, OK 73108

Violation Address: 1009 S PENNSYLVANIA AVE

Legal Description: Lot 000 Block 109 Addition STOCKYARDS FOURTH  
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 (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
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
DECAYED FOUNDATION	HOUSE
DEBRIS FROM DEMOLITION	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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C



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

**D**

**COMBINED NOTICE**

Record Owner:  
SAM AUSTIN MINISTRY  
3412 NW 23RD ST  
OKLAHOMA CITY, OK 73107

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-64210  
Inspection Date: 11/2/2022  
Parcel ID #: 017047980  
Case #: C22-64210  
Abandoned Case #: C22-64211

cc: Mortgage Holder(s):  
WCI LLC PO BOX 2962 OKLAHOMA CITY, OK 73101

Violation Address: 1805 NW 5TH ST (AKA: 1801 NW 5TH ST)

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD  
LOTS 1 THRU 3

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
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. 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

**E**

**COMBINED NOTICE**

Record Owner:

JJJ & R P ENTERPRISES INC  
PO BOX 50235  
MIDWEST CITY, OK 73140

Notice Date: 11/3/2021  
Council Hearing Date: 11/23/2021  
Legal Notice DB: 2021-11-C21-74392  
Inspection Date: 11/2/2021  
Parcel ID #: 089781080  
Case #: C21-74392  
Abandoned Case #: C20-16768

cc: Mortgage Holder(s):

LEE O C TERMINALS 1024 NW 71ST ST OKLAHOMA CITY, OK 73116

Violation Address: 2701 NE 21ST ST (AKA: 2633 NE 21ST ST)

Legal Description: Lot 000 Block 000 Addition BRYANT CENTER  
ALL BLK 2 PLUS LOT 1 & N60FT LOT 2 BLK 3

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:

DANGER OF COLLAPSE	COMMERCIAL BUILDING
DECAYED FOUNDATION	COMMERCIAL BUILDING
FIRE DAMAGE	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
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.

Rodney Brehm  
Municipal Code Inspector  
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