



The City of Oklahoma City
Development Services Department
Code Enforcement Division

7408 NW 10TH ST Lantana Apartments

Lantana Apartments



Aerial View



Code Enforcement Case History

From 2008 to Present Date

ACTION CENTER COMPLAINTS

- > 100 Turned in with varied addressing and counting.

NOTIFICATIONS

- > 45 Violation notices and counting.

ABATEMENT ACTIONS

- > 29 And counting.

* High Grass & Debris / Graffiti / Property Maintenance / Unsecured / Dilapidated



City Expenditures/Lien Summary

Total City / Code Enforcement Expenditures from 2008 to present

\$72,670.32

City Demolition / Abatement Completion Process

- Upon completion and request for payment, City inspects work performed before paying contractor.
- Bill for abatement costs sent to owners and mortgage holders.
- If the bill remains unpaid after six months, the cost is certified to the County Treasurer, and the resulting lien is co-equal with ad valorem taxes.
- After 3 years of unpaid taxes and liens the County Treasurer may present and sell the property for accumulation of unpaid taxes.

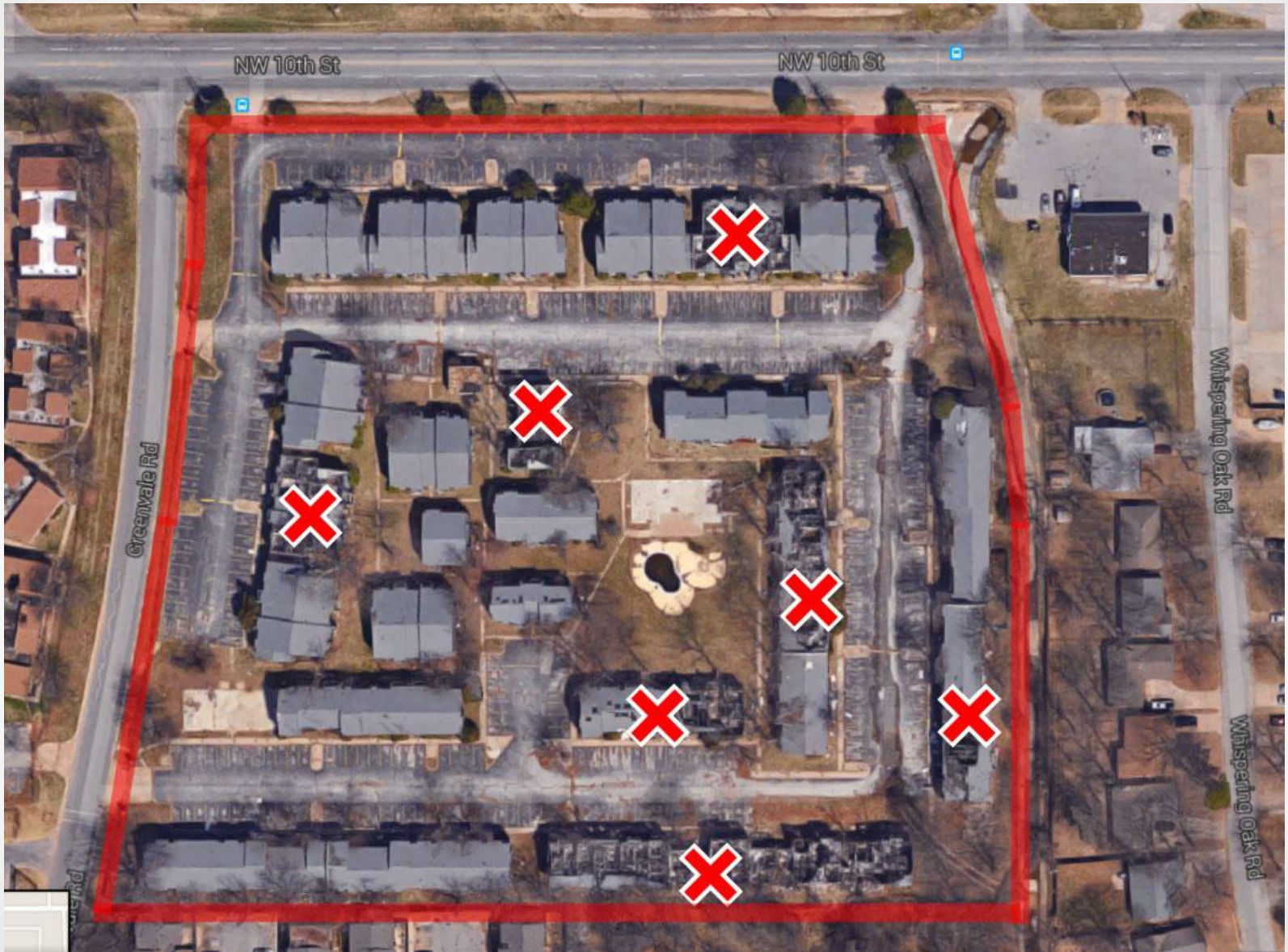
City Expenditures/Lien Summary

Total City / Code Enforcement expenditures from 2008 to present	\$72,670.32
Total payments received in 2013 (2009 tax year)	\$12,351.35
Total payments received in 2014 (2010 tax year)	\$28,563.20
Total payments received in 2015 (2011 tax year)	\$730.00
Current Liens Outstanding (2012/2013/2014 tax years)	\$31,025.77

Dilapidated Buildings



Aerial View



Current Dilapidated Status

- Fire damaged buildings #7400-7406-7422-7430-7432-7434-7436
- The 7 buildings with fire damage comprise approximately 70,000 sq. ft of the complex's 162,200 sq. ft.
- The cost estimation for demolition of the 70,000 sq. ft. dilapidated/fire damaged buildings: \$250,000 – \$500,000.
- The cost estimation for asbestos abatement on any building determined by the DEQ as required to abate prior to demolitions: \$15-18 sq. ft.

Remaining Structures

- The remaining structures account for approximately 92,200 sq.ft.
- These structures are deteriorating, but not fire damaged.
- Based on the results of our abatement study: Asbestos abatement prior to demolition, for the remaining structures would be \$15 sq. ft. for a total cost of \$1,383,000.
- Conservative demolition estimate for the remaining structures, walks, lots, etc., after asbestos abatements: 92,200 sq. ft. @ \$2.50 sq. ft. is \$230,500.
- Estimated demolition expenditures for the entire complex could be between \$1.5-2 million.

Abandoned Building Ordinance

Total Fire Costs based on Abandoned building ordinance.

Total Fire Hours	197.92
Recovery Cost Rate	\$73.00
Abandoned Building Recovery	\$14,447.92

Options

- Owner abates the problems, pays outstanding costs and redevelops or sells property to be redeveloped.
- Condemn the property and create a plan to improve and redevelop the property. City will be responsible for the cost to abate the structures on the property.
- Demolish individual dilapidated buildings and certify liens for the cost of the abatement. The increased cost could force the owner to take action to abate on his own or may lead to the property being sold on a County tax sale. City could purchase the property at the tax sale for amount of real estate taxes, penalties and interest and costs due on the property.
- If the County Treasurer and the City agree that the County Treasurer is unable to collect the assessment, the City may file suit to foreclose its lien on the property.