

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

POSTING DATE: APRIL 3, 2024

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
APRIL 4, 2024

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

**REGULAR SESSION - 11:00 A.M. - CITY HALL, 229 W. OKMULGEE AVE, 3RD FLOOR,
COUNCIL CHAMBERS, MUSKOGEE, OKLAHOMA**

ROLL CALL

1. Approve the minutes of the Public Nuisance Review Committee from Thursday, February 22, 2024, or take other necessary action

2. Hold a Public Hearing to determine if the property located at 210 N. Main Street is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, and make an appropriate recommendation to the Uniform Building Code of Appeals Board, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

ADJOURN

Public Nuisance Review Committee

1.

Meeting Date: 04/04/2024

AGENDA ITEM TITLE

Approve the minutes of the Public Nuisance Review Committee from Thursday, February 22, 2024, or take other necessary action

BACKGROUND

RECOMMENDED ACTION

Fiscal Impact

Attachments

2/22/2024 PNRC Draft Minutes

MINUTES

OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN A REGULAR CALL SESSION
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, MUSKOGEE,
OKLAHOMA
FEBRUARY 22, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on FEBRUARY 22, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order by Director of Planning, Jody King, at 11:01 a.m. and the roll was called as follows:

Present: Jody King, Director of Planning and Community Development; Michael Brackeen, Code Enforcement Division Head

Staff Present: Cathy Sanders, Office Administrator
Kady McKeen, Office Administrator Temp

1. Consider approval of Minutes: February 8, 2024, or take other necessary action.

Motion was made by Director of Planning and Community Development Jody King, seconded by Code Enforcement Division Head Michael Brackeen to approve the minutes of February 8, 2024, Public Nuisance Review Committee. Director of Planning, Jody King, made the motion to approve the amended minutes by striking item 8.

AYE: Director of Planning and Community Development Jody King, Code Enforcement Division Head Michael Brackeen

Carried - Unanimously

2. Hold a Public Hearing to Determine Whether the Boarding and Securing of the Structure Located at 407 W. Broadway Would Promote and Benefit the Public Health, Safety or Welfare (11 O.S. 22-112.1(3); Ord. No. 3346-A, 10-9-1995).

Director of Planning, Jody King, opened the Public Hearing and discussion followed.

Motion was made by Director of Planning and Community Development Jody King, seconded by Code Enforcement Division Head Michael Brackeen to table this item until the March 7, 2024, Public Nuisance Review Committee Meeting in order to verify property owners' information.

AYE: Director of Planning and Community Development Jody King, Code Enforcement Division Head Michael Brackeen

Carried - Unanimously

With no further business, the meeting was adjourned at 11:07 by Director of Planning, Jody King.

Meeting Date: 04/04/2024

AGENDA ITEM TITLE

Hold a Public Hearing to determine if the property located at 210 N. Main Street is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, and make an appropriate recommendation to the Uniform Building Code of Appeals Board, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND

LEGAL

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the • East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

An exterior inspection of the property and structure occurred on 3/12/2024 by the City Building Inspector and the City Fire Marshall. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners are:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; the exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in

sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces which are not properly anchored shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, and stucco shall be repaired. Pest problems shall be abated.

RECOMMENDED ACTION

Hold the hearing, make a determination and recommendation to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Case File

Dilapidated Structures Checklist

Case Open Date: MARCH 12, 2024
Case Number: 24-00073361
Address: 210 N. MAIN ST
Officer: RUBEN GONZALEZ

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNR Hearing Notice Letter to all Stakeholders: MARCH 15, 2024 ^{CORRECTED LETTER SENT MARCH 18, 2024}

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 3/20/24

- Affidavit of Publication

Reviewed By:

Sarah Winkle
Sarah Winkle, Acting Deputy Director of Community Development

3/27/24
Date

Ruben Gonzalez
Ruben Gonzalez, Code Enforcement Officer

03/27/24
Date

4-4-24

Review of the file will be conducted the week before the scheduled PNR.

Date of the PNR Hearing: APRIL 4, 2024

Date of PNR Determination/UBCAB Notice Letter: _____

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): _____

Date of Publication in the Muskogee Phoenix: _____

Affidavit of Publication

Date of UBCAB Hearing: _____

UBCAB Determination Letter: _____

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Acting Deputy Director of Community Development

Date

Ruben Gonzalez, Code Enforcement Officer

Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:



Search Results in all counties

Your search: "210 main holdings llc" | Monitor

4 results (0.10 seconds) | [Modify search](#)

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR
1	Muskogee	09/12/2023	2023-009246	Release	004869	0882	CITY OF MUSKOGEE
1	Muskogee	03/27/2023	2023-002968	Notice	004847	0123	CITY OF MUSKOGEE
1	Muskogee	12/30/2022	2022-015584	Notice	004835	0667	CITY OF MUSKOGEE
2	Muskogee	11/16/2021	2021-014524	DEED	004772	0515 - 0516	RBI ENTERPRISES LLC

As of: 3/9/2024

Property Owner**Name:** 210 MAIN HOLDINGS LLC**Property Information****Physical Address:** 210 N MAIN**Mailing Address:** P.O. BOX 1867
BROKEN ARROW, OK 74013-**Subdivision:** MUSKOGEE OT**Block / Lot:** 0002 / 0001**Type:** (CI) Comm. Impr.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** MUSKOGEE OT N49.62 S127.55 MEASURED ON W BY 49.10 IN REAR LOT 1 BLOCK 2**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$33,516	\$33,516	\$3,687
Building:	52,269	52,269	5,750
Total:	\$85,785	\$85,785	\$9,437

Land:

Land Use	Size	Units
	8379.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
11/1/2021	4772	515	W	0.00	\$0	RBI ENTERPRISES LLC		
2/11/2021	4727	537	W	75.00	\$50,000	LEGGETT, SUSAN WEBSTER TRUST	Government	
5/27/2020	4688	393	Q	0.00	\$0	MENIE, ALVIN	Title(?)	
5/27/2020	1595	218		0.00	\$0	MENIE, ALVIN	Title(?)	
1/30/2008	3803	306	W	0.00	\$0	LEGGETT, CHARLES R		
12/31/2001	2913	53	W	105.00	\$70,000	KELLY, CHARLES M	Valid	

Photos



Documentary Stamps: 68 3202 #3 no consideration
Property Address: 210 N Main, 212 N Main, Parking Lot, 214 N Main, 224 N Main, Lot behind 224 and
226 N Main, Muskogee, OK 74401
212 N Main, Muskogee, OK 74401
Parking Lot, Muskogee, OK 74401
214 N Main, Muskogee, OK 74401
224 N Main, Muskogee, OK 74401
Lot behind 224 North Main, Muskogee, OK 74401
226 N Main, Muskogee, OK 74401
Mailing Address: PO BOX 1867, BROKEN ARROW, OK 74013



GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE made this 1st day of November, 2021, between **RBI Enterprises LLC**, organized under the laws of the State of Oklahoma, party of the first part, party grantor and **210 MAIN HOLDINGS LLC**, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Muskogee, State of Oklahoma, to-wit:

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

AND

A Part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point where the Easterly line of North Main Street intersects the Southerly line of a 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Easterly along the South line of said alley 171 feet, more or less, to the East line of said Lot; Thence Southerly along the East line of said Lot 55 feet; Thence Westerly on a line parallel with the South line of said alley 171 feet more or less, to the East line of North Main Street; Thence Northerly along the East line of North Main Street 55 feet to the Point of Beginning.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; That portion of said Lot 1 lying between Lots 2 and 3 and the Easterly line of said Lot 1, the North and South boundaries of said portion of Lot 1 being a continuation Eastwardly of the North line of Lot 3 and the South line of Lot 2 respectively.

AND

Lots 2 and 3 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point where the Easterly line of North Main Street intersects the Southerly line of a 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Easterly along the South line of said alley 171 feet, more or less, to the East line of said Lot; Thence Southerly along the East line of said Lot 55 feet; Thence Westerly on a line parallel with the South line of said alley 171 feet, more or less, to the East line of North Main Street; Thence Northerly along the East line of North Main Street 55 feet to the Point of Beginning.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; That portion of said Lot 1 lying between Lots 2 and 3 and the Easterly line of said Lot 1, the North and South boundaries of said portion of Lot 1 being a continuation Eastwardly of the North line of Lot 3 and the South line of Lot 2 respectively.

AND
Lots 2 and 3 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND
Lot 4 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND
A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at the Northeast Corner of said Lot 1; Thence Westerly along the Northerly line a distance of 96.5 feet to the Northeasterly corner of Lot 4 in said Block 2; Thence in a Southerly direction along the East Line of said Lot 4 a distance of 25 feet to the Southeasterly corner thereof; Thence Easterly on a direct line parallel with the Northerly line of said Block 2 a distance of 96.5 feet to the Easterly line of said Block; Thence Northerly along the Easterly line of said Block a distance of 25 feet to the Point of Beginning.

AND
The South 65.7 feet of Lot 5 in Block 2 in the CITY OF MUSKOGEE, according to the Official plat thereof, Muskogee County, State of Oklahoma.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

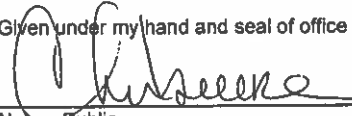
IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its the day and year first above written.

RBI Enterprises LLC
BY: X 
Jeffrey C Filali, Managing Member

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st day of November 2021, personally appeared Jeffrey C Filali as Managing Member of RBI Enterprises LLC to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that HE executed the same as HIS free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.


Notary Public

My Commission Expires:

(SEAL)



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

210 MAIN HOLDINGS LLC
P.O. BOX 1867
BROKEN ARROW OK 74013-0000

Taxroll Information

Tax Year : 2023
Property ID : 4610-26-002-001-1-001-15
Location : 210 N MAIN MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 6

Legal Description and Other Information:

MUSKOGEE OT N49.62 S127.55 MEASURED ON W BY 49.10 IN REAR LOT 1 BLOCK 2

Assessed Valuations	Amount
Land	1843
Improvements	7544
Net Assessed	9387

Tax Values	Amount
Base Tax	961.00
Penalty	0.00
Fees	0.00

Home : Business Services : Corp Search : Corp Information

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

210 MAIN HOLDINGS LLC

Details

Filing Number: 3512944086
Name Type: Legal Name
Status: Inactive ⓘ
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 13 Apr 2021

Registered Agent Information

Name: RBI ENTERPRISES LLC
Effective: 13 Apr 2021
Address: 1701 S MAIN ST
UNIT 1867
City, State, ZipCode: BROKEN ARROW OK 74012

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall St
Muskogee, Ok, 74402
918-684-2858

CASE:
PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: March 20, 2024

Kristina Hight

Kristina Hight

Signed and sworn to before me
On this 20 day of March 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: *10417*
Fee: \$ *93.35*

Published in The
Muskogee Phoenix
March 20, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is

dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: **4th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee.** You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your

absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

210 N MAIN, MUSKOGEE, OK-800 S 32ND, MUSKOGEE, OK- Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows: Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along

the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

Muskogee
Phoenix
muskogee phoenix.com

POST OFFICE BOX 1968
MUSKOGEE, OKLAHOMA 74402-1968

RETURN SERVICE REQUESTED

TULSA OK 740

25 MAR 2024 PM 2



qudient

FIRST-CLASS MAIL
IMI

\$000.64

03/25/2024 ZIP 74401
043M31233330

US POSTAGE

City of Muskogee
ATT: Michael Bruckeen
PO Box 1927
Muskogee, OK, 74402

74402-142727



CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927

CERTIFIED MAIL



MUSKOGEE, OK 74402
15 MAR 2024 PM 3 11



US POSTAGE PTNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 MAR 15 2024

7020 1810 0000 2511 3593

RBI ENTERPRISES LLC
1701 S MAIN ST
BROKEN ARROW, OK

NIXIE 731 DE 1 0003/20/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 74402192727 *0857-03892-15-39

74402-1927 IA
74402-1927

24-00073361

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927

CERTIFIED MAIL



MUSKOGEE, OK 74402
18 MAR 2024 PM 2 11



US POSTAGE PTNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 MAR 18 2024

7020 1810 0000 2511 3623

03/26/24

RBI ENTERPRISES LLC
1701 S. MAIN ST
BROKEN ARROW, OK

NIXIE 731 DE 1 0003/23/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 74402192727 *2293-06682-18-46

74402-1927 IA
74402-1927

24-00073361

24-000 73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

210 MAIN HOLDINGS LLC
P.O. Box 1867
Broken Arrow, OK
74013-0000



9590 9402 5218 9122 9074 19

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3623

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

Domestic Return Receipt

24-000 73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RBI ENTERPRISES LLC
1701 S MAIN ST
Broken Arrow, OK
74012



9590 9402 5218 9122 9074 26

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3593

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

Domestic Return Receipt

03/18/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being closed by the manufacturer. The interior shall be brought to good repair, structural elements, stairs, balconies and similar walking surfaces, which are not prohibited by code, shall be free of rubbish, trash and debris, including all non-working equipment and fixtures. Masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on March 18, 2024 at 10:00 AM at the Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C-300, Muskogee, OK 74401 to determine:

U.S. Postal Service™ **24-00073361**
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	210 MAIN HOLDINGS LLC
Street and Apt. No., or PO Box No.	P.O. Box 1867
City, State, ZIP+4®	BROKEN ARROW, OK 74013-0000

Postmark Here
MAR 18 2024
MUSKOGEE, OK 74401
USPS

7020 1810 2521 3611
PT96 T52 0000 DT91 0201

03/18/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 4th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

03/18/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

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FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
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CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of 1 manufacturer. The interior shall be brought to good repair, structural landings, balconies and similar walking surfaces, which are not present, rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abated.

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2020 1810 2512 3623
\$296 RT52 0000 0191 0201

U.S. Postal Service™ 24-000 73361
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 18 2024
USPS

Sent To
RBI ENTERPRISES LLC
Street and Apt. No. or PO Box No.
1701 S. MAIN ST
City, State, ZIP+4®
BROKEN ARROW, OK 74002

03/18/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

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Ruben Gonzalez
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City of Muskogee

IPMC References

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03/14/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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CORRECTIVE ACTION:

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7020 1810 0000 2152 0000 01PT 0207

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent to
210 MAIN HOLDINGS LLC
Street and Apt. No., or PO Box No.
PO BOX 1867
City, State, ZIP+4®
BROKEN ARROW, OK 74013-0000

MUSKOGEE, OK 74401
Postmark Here
MAR 15 2024
USPS

03/14/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

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- *108.2 – Closing of Vacant Structures
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03/14/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

Case Number: 24-73361
Street Address: 210 N Main Street
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ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of manufacturer. The interior shall be brought to good repair, structural landings, balconies and similar walking surfaces, which are not prohibited, rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held, Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

EASE TRSE 0000 DTPT 0201

U.S. Postal Service™ *14-000-73361*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **RBI ENTERPRISES LLC**
Street and Apt. No., or PO Box No.: **1701 S MAIN ST**
City, State, ZIP+4®: **BROKEN ARROW, OK 74012**

MUSKOGEE, OK 74401
MAR 15 2024
USPS

03/14/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 4th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 12, 2024

Case Number: 24-00073361

Address: 210 N. MAIN ST

Code Officer: RUBEN GONZALEZ

Owner's Name 210 MAIN HOLDINGS LLC

Owner Address P.O. BOX 1867 BROKEN ARROW 74013

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: Back door open

Utilities

Active Yes No

If Yes, Gas Electric

Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: Asphalt

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: Borded up All

Location of Broken/Open Windows: Front

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: Back door

Potential Fire Risk See attached Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes: *See Attached*

Inspector's Signature: _____



Inspector's Name: _____



Date of Inspection: _____



CITY OF

MUSKOGEE

Permits & Inspections



MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS
MUSKOGEE OK 74401

INCIDENT

Incident Number 24-0001122	Incident Date 03/13/2024	NFIRS Number 0001127	Incident Type (551) - Assist police or other governmental agency
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FDID 51006	Station Fire Department Headquarters	Shift 40 Hr	District Eng Co. 1 District
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Initial Dispatch Code

Alarms	Working Fire? No	COVID-19 was a factor No, COVID-19 was not a factor	Critical Incident No	Critical Incident Team
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Temporary Resident Involvement
Homeless

Hazardous Materials Released

Action Taken 1
(86) - Investigate

AID

Aid Given/Received
(N) - None

LOCATION

Location Type
(1) - Street address

Address
210 N MAIN ST, Muskogee, Oklahoma, 74401

Cross Street, USNG, or Directions	Latitude 0.00000000	Longitude 0.00000000	Census Tract
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Detector Alerted Occupant

Property Use (500) - Mercantile, business, other	Mixed Use
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TIMES

PSAP Received 15:05:09, 03/13/2024	Dispatch Notified Time 15:05:09, 03/13/2024	Alarm Time 15:05:09, 03/13/2024
Arrival Time 15:05:09, 03/13/2024	Water on Fire Time	At Patient Time
Loss Stop Time	Controlled Time	Last Unit Cleared Time 15:20:58, 03/13/2024

TIMES

Total On Scene Time 0 hrs 15 mins 49 sec Total Incident Time 0 hrs 15 mins 49 sec

COUNTS

Counts Include Aid Received?
No

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>

PERSON/OWNER

Person:

Name [REDACTED] Business Name [REDACTED] Phone [REDACTED]

Address [REDACTED]

Name [REDACTED] Business Name [REDACTED] Phone [REDACTED]

Address [REDACTED]

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

Quality Control:

Name	Authorization Date
<u>MAYHUGH, AARON</u>	<u>03/14/2024</u>

INCIDENT NARRATIVE

On March 13, 2024, Fire Marshal Aaron Mayhugh was dispatched to the address mentioned above to check the security status of the abandoned buildings in the area. When I arrived on the east side of the building, I noticed that the back door of 210 North Main was open. Additionally, I saw two adult females inside the building. When the women noticed my arrival, they exited the building and walked towards the car parked in the lot. I introduced myself and asked them about their identity and reason for being in the abandoned building. They identified themselves as Donna Mitchell and Corrine McDaniel and said they had come to the building as kids and wished to explore it again. I informed them that they were trespassing and that the abandoned building on that block was hazardous. I advised them to leave the property.

While I was at the property, I looked through the open door and noticed that large amounts of debris and combustible materials were covering most of the floor area visible from outside the building. I took several photographs of the conditions inside the building from the doorway. The building is a fire hazard due to the owner's failure to keep it secure, poor conditions, and the large amount of combustible materials and debris. Homeless people are known to live in vacant, unsecured buildings in this area and have caused fires in the past and continue to do so.

Created By: MAYHUGH, AARON



Unit Reports

C33

Use (0) - Other	Responding From Station 1	Priority Non-Emergent
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Response Delays

Dispatch Time 15:05:09, 03/13/2024	Enroute Time 15:05:09, 03/13/2024	Arrival Time 15:05:09, 03/13/2024
At Patient Time	Clear Time 15:20:58, 03/13/2024	In District Time

Actions Taken:

Investigate, Enforce codes

Personnel

AARON MAYHUGH

Unit Narrative

On March 13, 2024, Fire Marshal Aaron Mayhugh was dispatched to the address mentioned above to check the security status of the abandoned buildings in the area. When I arrived on the east side of the building, I noticed that the back door of 210 North Main was open. Additionally, I saw two adult females inside the building. When the women noticed my arrival, they exited the building and walked towards the car parked in the lot. I introduced myself and asked them about their identity and reason for being in the abandoned building. They identified themselves as Donna Mitchell and Corrine McDaniel and said they had come to the building as kids and wished to explore it again. I informed them that they were trespassing and that the abandoned building on that block was hazardous. I advised them to leave the property.

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Created By: MAYHUGH, AARON

210 N Main Fire Marshall Pictures

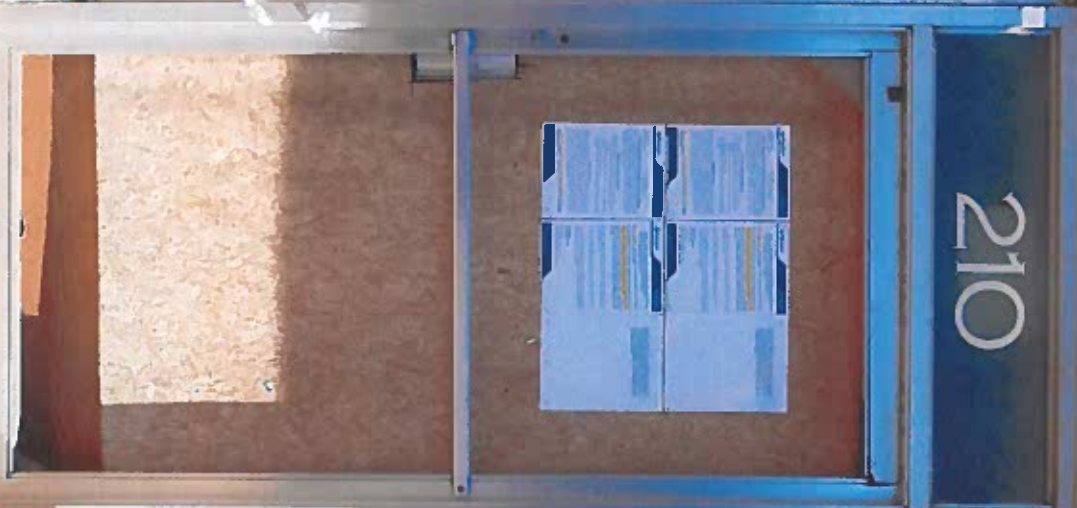












210



03-18-2024 15:02

SPEED
LIMIT
25

STRENGTH
CASE

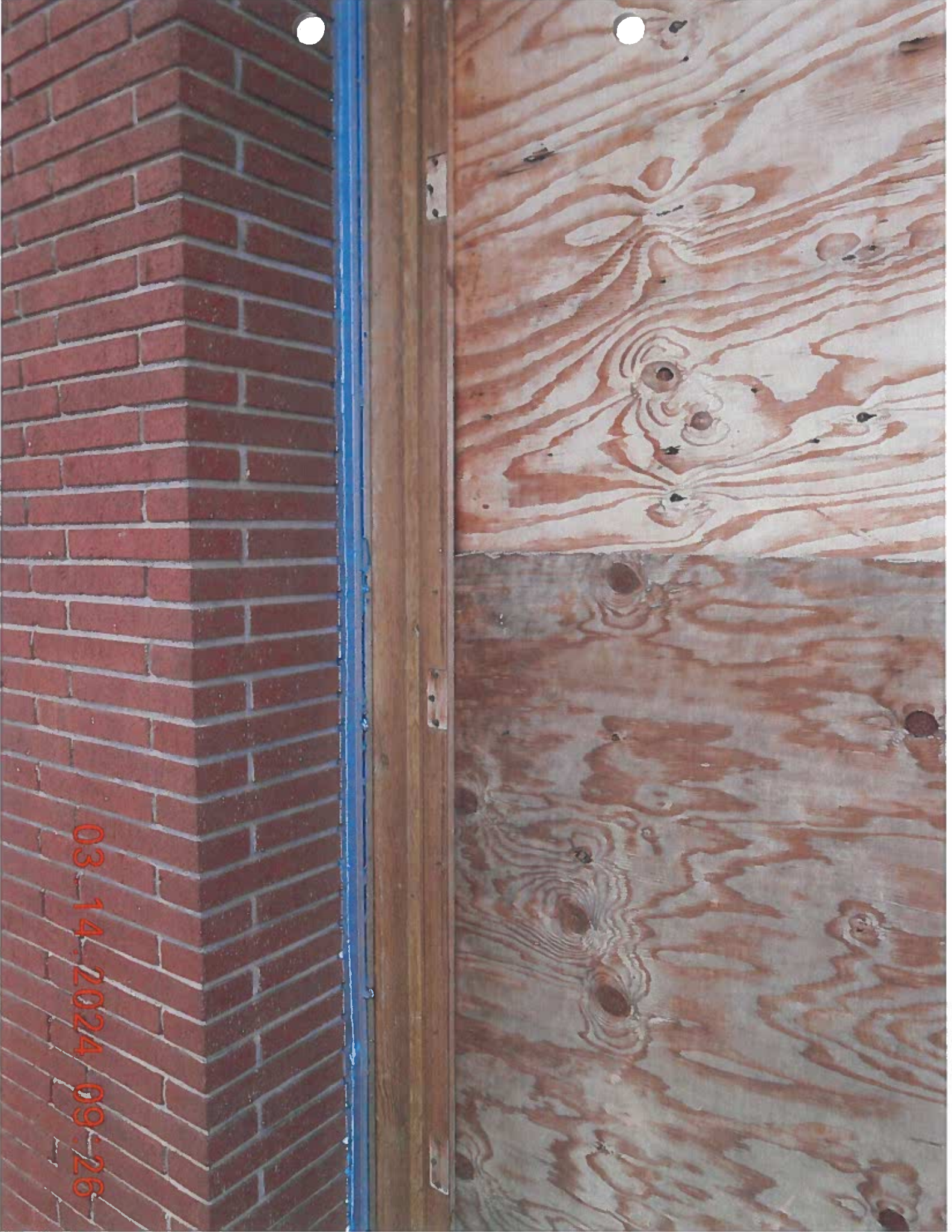
210

03:18:2024 15:03



03.14.2024 09:27

03-14-2024 09:26





03.14.2024 09:26



210

03.14.2024 09:27

03.14.2024 09:27



03.14.2024 09:26



03.14.2024 09:25





03.14.2024 09:25



03.14.2024 09:25

25

SIDEWALK
CLOSED

03.14.2024 09:25



03.14.2024 09:26



03.14.2024 09:26



