

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: May 22, 2024

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
MAY 23, 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. Consider approval of the Public Nuisance Review Committee minutes for February 22, 2024, April 4, 2024, and April 18, 2024, or take other necessary action.

2. Hold a Public Hearing and determine if the property located at 800 S 32nd is abandoned, 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, 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: 05/23/2024

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee minutes for February 22, 2024, April 4, 2024, and April 18, 2024, or take other necessary action.

BACKGROUND

Approval of past meeting minutes.

RECOMMENDED ACTION

Approve Minutes.

Fiscal Impact

Attachments

2-22-24 Minutes

4-04-2024 Minutes

4-18-2024 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.

**MINUTES OF THE PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA**

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on April 4, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order at 11:00 A.M. by Jody King, Director of Planning & Community Development, and the roll was called as follows:

Present: Jody King, Director of Planning & Community Development; Jeff Stirckland, Interim Chief Building Inspector

Absent: Michael Brackeen, Code Enforcement Supervisor

Staff Present: Sarah Winkle, Associate Planner
Ruben Gonzalez, Code Enforcement Officer

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

A motion was made by Jody King Director of Planning & Community Development, seconded by Jeff Strickland, Interim Chief Building Inspector, to table the meeting until the Committee can determine the outcome of 407 W Broadway.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Stirckland

Carried - Unanimously

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)

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Chief Building Inspector Jeff Stirckland A motion was made by Jody King, Director of Planning & Community Development, seconded by Jeff Stirckland, Interim Chief Building Inspector, to find the structure at 210 N Main st as dilapidated, unsafe, and abandoned as to constitute a public nuisance and should be demolished; the property is hereby granted an automatic appeal to the Uniform Building Code Appeals Board for further investigation and recommendation.

Sarah Winkle, Associate Planner, and Ruben Gonzalez, Code Enforcement Officer presented the item. They demonstrated to the board that the structure is unsafe due to the ability of the public to enter and exit the structure and the broken window in the front presents a hazard. Furthermore, the structure has been abandoned. Ruben also discussed that all attempts were made to contact the property owner through certified mail and publishing of the notice in the Muskogee Phoenix.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Stirckland

Carried - Unanimously

With no further business, the meeting was adjourned at 11:07 A.M.

**MINUTES OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA**

APRIL 18, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on April 18, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order at 11:00 A.M. and the roll was called as follows:

Present: Jody King, Director of Planning & Community Development; Jeff Strickland, Interim Chief Building Inspector; Ruben Gonzalez, Interim Code Enforcement Supervisor

Staff Present: Sarah Winkle, Associate Planner

Attendees: Kristi Dorris for Joann Baker
Matt Hudspeth, 2612 W Broadway

1. Hold a Public Hearing and determine if the property located at 800 S 32nd 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, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Legal Description:

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the Official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a

distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7, and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez Mr. Soraya was unable to be present at this meeting and sent a letter discussing the property and the engineering report (available via public records request).

Jody King read the letter in its entirety aloud.

The item was tabled to the Public Nuisance Review Committee on May 23, 2024.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 2612 W Broadway 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, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

LEGAL DESCRIPTION:

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez The Public Nuisance Review Committee found the structure to be detrimental to the health, safety, and general welfare of the general public as to constitute a public nuisance; the property creates a fire hazard; the property is abandoned.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 321 E Okmulgee 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, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

LEGAL DESCRIPTION:

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez The Public Nuisance Review Committee found the structure to be detrimental to the health, safety, and general welfare of the general public as to constitute a public nuisance; the property creates a fire hazard; the property is abandoned.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

With no further business, the meeting was adjourned.

Meeting Date: 05/23/2024

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 800 S 32nd is abandoned, 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, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND

Legal Description:

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the Official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7, and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Background:

An exterior inspection of the property and structure occurred on 3/11/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners was:
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.

RECOMMENDED ACTION

Make a determination.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: 03/11/2024
Case Number: 24 - 000 73360
Address: 800 S. 32ND
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 PNRC Hearing Notice Letter to all Stakeholders: MARCH 15, 2024 **CORRECTED LETTER SENT MARCH 18 2024**
** Muskogee Phoenix did NOT publish legal we sent on 5/20/24. Letter Re-Sent 3-15-24 " " 4/23/24*

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

Date of Publication in the Muskogee Phoenix: 03/28/24 *item was tabled did NOT have to re-publish.*

Affidavit of Publication

Reviewed By:

 4/1/24
Sarah Winkle, Acting Deputy Director of Community Development Date

 04/01/2024
Ruben Gonzalez, Code Enforcement Officer Date

*Approved for PNRC 5/21/24
KOB*

*PNRC - 4/4/24 4/18/24 & 5/23/24**

! Review of the file will be conducted the week before the scheduled PNRC.

** item was tabled + re-set for 5/23 due to death in family of prop. owner.*

Date of the PNRC Hearing: 4/18/24 item tabbed Gous to 5/23 PNRC hour.

Date of PNRC Determination/UBCAB Notice Letter: _____

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

Images of Notice Posted on Structure for UBCAB Hearing

PNRC 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: "muskogee grand hotel" [Monitor](#)

29 results (0.03 seconds) [Modify search](#) [Next](#)

NK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GR/
1	Muskogee	02/07/2024	2024-001128	Easement	004889	0088 - 0089	MUSKOGEE GRAND HOTEL, LLC	OKL ODC
1.3	Muskogee	04/25/2023	2023-004076	Release	004850	0860	CITY OF MUSKOGEE	MUS
1	Muskogee	04/25/2023	2023-004077	Release	004850	0861	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/25/2021	2021-010658	Release	004758	0185	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/18/2021	2021-010327	Release	004757	0258	CITY OF MUSKOGEE	MUS
1	Muskogee	11/15/2019	2019-012928	Notice	004663	0551	CITY OF MUSKOGEE	MUS
1	Muskogee	09/27/2019	2019-010661	Notice	004656	0355	CITY OF MUSKOGEE	MUS
1	Muskogee	08/27/2019	2019-009382	Notice	004652	0364	CITY OF MUSKOGEE	MUS
1	Muskogee	08/08/2019	2019-008654	Notice	004650	0285	CITY OF MUSKOGEE	MUS

1	Muskogee	01/03/2019	2019-000046	Notice	004622	0093		CITY OF MUSKOGEE
1	Muskogee	09/20/2018	2018-010337	Notice	004609	0568		CITY OF MUSKOGEE
1	Muskogee	08/22/2018	2018-009253	Notice	004606	0086		CITY OF MUSKOGEE
1	Muskogee	08/21/2018	2018-009227	Release	004606	0012 - 0014		ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	08/02/2018	2018-008515	Notice	004603	0653		CITY OF MUSKOGEE
1	Muskogee	07/10/2018	2018-007508	Notice	004600	0181		CITY OF MUSKOGEE
1	Muskogee	05/07/2018	2018-004821	Notice	004591	0238		CITY OF MUSKOGEE
1	Muskogee	10/23/2017	2017-012708	Notice	004564	0589		CITY OF MUSKOGEE
1	Muskogee	09/05/2017	2017-010408	Notice	004557	0655		CITY OF MUSKOGEE
1	Muskogee	12/08/2015	2015-013673	Materia & Mechanics Lien	004468	0171 - 0194		FLORES, ROBERT A ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	10/13/2015	2015-011578	Materia & Mechanics Lien	004461	0085 - 0086		HALPAIN, BILL F HALPAIN ENGINEERING LTD
1	Muskogee	08/27/2014	2014-014402	Release	004407	0455 - 0456		SECURITY BANK AND TRUST COMPANY
1	Muskogee	01/07/2013	2013-000119	Mortgage	004311	0378 - 0385		MUSKOGEE GRAND HOTEL LLC

P 15

GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: THAT Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) the receipt of which is hereby acknowledged do by these presents, grant, bargain, sell and convey unto Muskogee Grand Hotel, LLC, an Oklahoma limited liability company, parties of the second part, entire fee simple title to all of the following described real estate situated in the County of MUSKOGEE, State of OKLAHOMA, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the titles to the same.

TO HAVE AND TO HOLD said described premises unto parties of the second part, its successors and assigns, forever, free, clear, and discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature.

And said Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, their successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right and an absolute and indefeasible estate of inheritance in fee simple, of and in all 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, building restrictions of record and special assessments not yet due; and that said Corporation will **WARRANT AND FOREVER DEFEND** the same unto said party of the second part, its successors and assigns, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

Signed and sealed this 18th day of December, 2012.

American Eagle Title Group, L.L.C.
410 N. Walnut, Suite 100
Oklahoma City, OK 73104
File # 212-05-069037

Security Bank and Trust Company,
Miami, Oklahoma

Robert C. Tyson
Robert C. Tyson, President

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
SS.)
COUNTY OF OTTAWA)

State of Oklahoma
Muskogee County
Documentary Stamps \$ 1275⁰⁰

Before me, a Notary Public in and for said county and state on this 18th day of December, 2012, personally appeared Robert C. Tyson, known to me to be the identical person who executed the within and foregoing instrument as President of Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, who acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

Jerry Kenney
Notary Public

Commission# 12004996

My Commission Expires: 5-24-2016



2/15

8

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



As of: 3/9/2024

Property Owner**Name:** MUSKOGEE GRAND HOTEL LLC**Property Information****Physical Address:** 800 S 32**Mailing Address:** PO BOX 5523
EDMOND, OK 73083**Subdivision:** ELMWOOD PLACE**Block / Lot:** 0004 / 0004**Type:** (CI) Comm. Impr.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** ELMWOOD PLACE LOTS 4 &; 5 &; E179.78 LOT 6 &; E154.4 LOT 7 &; E154.09 LOT 8 LESS S20
BLOCK 4**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$111,190	\$111,190	\$12,231
Building:	254,781	254,781	28,026
Total:	\$365,971	\$365,971	\$40,257

Land:

Land Use	Size	Units
	85530.90	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/7/2013	4311	376	W	1275.00	\$850,000	SECURITY BANK & TRUST COMPANY	Government	
11/18/2009	4035	194	Cash Deed	0.00	\$0	MUSKOGEE PARTNERS LLC		
6/7/2007	3716	349	W	2287.50	\$1,525,000	MUSKOGEE PARTNERS LLC		Title(?)
12/15/2004	3337	232	W	2100.00	\$1,400,000	KMS CORPORATION		Title(?)
5/23/1997	2453	378	W	0.00	\$0	LIN FELD INC		

Not a Legal Document.

Subject to terms and conditions.

www.actdatascout.com

Building: 1

Age/YC	Condition	Grade	Stories	Effective Age
1965	Low	3	2	83

Avg. Floor Area: 0

Common Wall: 0

Avg. Perimeter: 2416

Total Floor Area: 104968

No. Floors: 0

Total Height: 0

Avg. Floor Hgt: 0

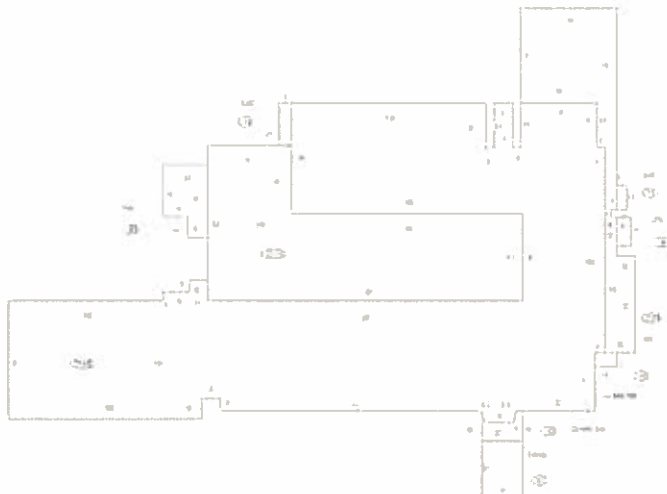
Unit Multiplier: 0

Occupancy	Heating/Cooling	Sprinkler
Primary Hotel, Limited Servi (78%)	Ind Thu-Wall Heat Pump (0%)	N/A
Secondary Glass enclosed, not restaurant (22%)	N/A	N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Slab Porch - Covered		184			
Utility Building		144			
Paving - Asphalt		0			
Paving - Concrete		0			
Slab Porch - Covered		306			
Canopy - Commercial		837			
Slab Porch - Covered		105			
Patio - Covered		955			
Enclosed Porch - Solid Wall		78			

Sketches

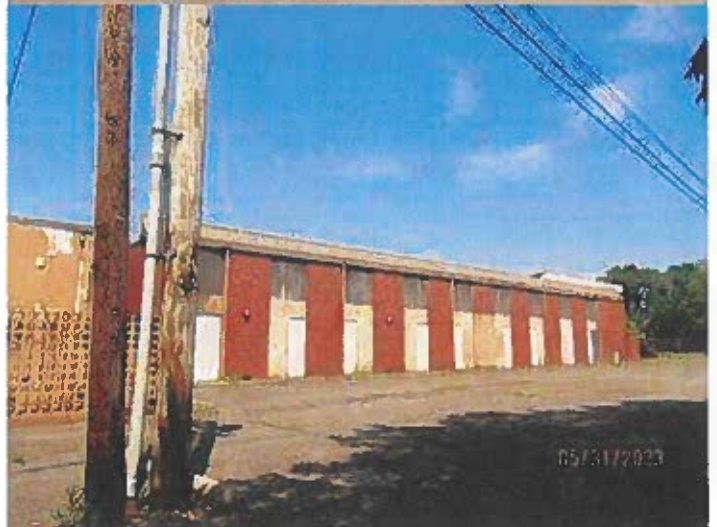


Photos











Map:



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

MUSKOGEE GRAND HOTEL LLC
PO BOX 5523
EDMOND OK 73083-0000

Taxroll Information

Tax Year : 2023
Property ID : 1855-28-004-004-3-103-00
Location : 800 S 32 MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 12241

Legal Description and Other Information:

ELMWOOD PLACE LOTS 4 & 5 & E179.78 LOT 6 & E154.4 LOT 7 & E154.09 LOT 8 LESS S20 BLOCK 4

Assessed Valuations	Amount
Land	12231
Improvements	28028
Net Assessed	41259

The Penalty for this tax statement is calculated through March 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	4,225.00
Penalty	126.75

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	4,351.75

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

Login (build: 23127:20240308.2)
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[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.

MUSKOGEE GRAND HOTEL, LLC.

Details

Filing Number: 3512376916
Name Type: Legal Name
Status: Inactive
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 11 Oct 2012

Registered Agent Information

Name: MICHAEL SORAYA
Effective: 29 Apr 2022
Address: 4220 NW 10TH STREET
OFFICE 8C
City, State , ZipCode: OKLAHOMA CITY OK 73132

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

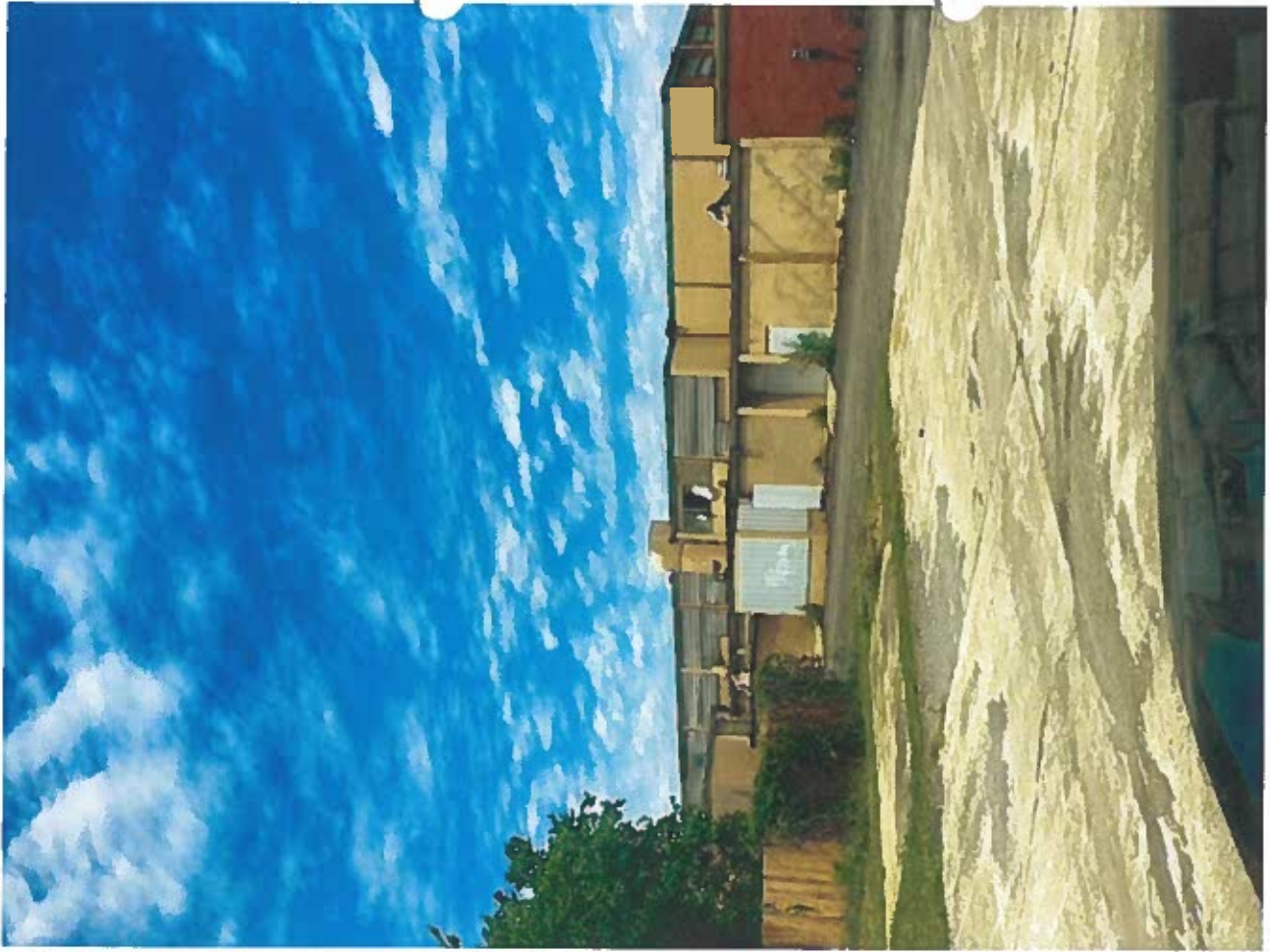
Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, May 9, 2024 1:11 PM
To: msoraya@reway.com
Cc: Jody King; Sarah Winkle; Jody Moore; Mike A. Haley
Subject: Unsecure property at 800 South 32nd

Mr. Soroya,

Someone has removed the sheet metal covering the windows in a second-floor room in the southwest corner of your property at 800 South 32nd Muskogee, OK. Fire code requires doors and windows of a vacant structure or portion of a vacant structure to be secured to prevent unauthorized entry. If you cannot make arrangements to have the building secured within 24 hours, I will notify the City of Muskogee contractor to have it secured. If you have any questions, feel free to contact me.

*Thank you,
Aaron
Mayhugh*





Fire Marshal
Muskogee Fire Department
918.684.6252 Office
918.537.1186 Cell



Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, May 9, 2024 1:52 PM
To: Sarah Winkle; Jody King
Subject: RE: Incident report for 800S. 32nd
Attachments: Incident-24-0001790.pdf; IMG_0194.jpeg; IMG_0193.jpeg

From: Aaron L. Mayhugh
Sent: Thursday, May 09, 2024 1:51 PM
To: Sarah Winkle <swinkle@muskogeeonline.org>; Jody King <jking@muskogeeonline.org>
Subject: Incident report for 800S. 32nd

Here's the incident report for the unsecure property at 800 S. 32nd to add to your files.

Aaron Mayhugh

Fire Marshal
Muskogee Fire Department
918.684.6252 Office
918.537.1186 Cell





MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS
MUSKOGEE OK 74401

INCIDENT

Incident Number 24-0001790 Incident Date 05/09/2024 NFIRS Number 0001798 Incident Type (500) - Service Call, other

FDID 51006 Station Fire Department Headquarters Shift 40 Hr District Eng Co. 3 District

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

Temporary Resident Involvement
Homeless

Hazardous Materials Released

Action Taken 1
(85) - Enforce codes

Action Taken 2
(86) - Investigate

AID

Aid Given/Received
(N) - None

LOCATION

Location Type
(1) - Street address

Address
800 South 32ND Street, MUSKOGEE, Oklahoma, 74401

Cross Street, USNG, or Directions Latitude 0.00000000 Longitude 0.00000000 Census Tract

Detector Alerted Occupant

Property Use (449) - Hotel/motel, commercial Mixed Use (NN) - Not mixed use

TIMES

PSAP Received 12:40:08, 05/09/2024 Dispatch Notified Time 12:40:08, 05/09/2024 Alarm Time 12:40:08, 05/09/2024

Arrival Time 12:40:57, 05/09/2024 Water on Fire Time At Patient Time

TIMES

Loss Stop Time	Controlled Time	Last Unit Cleared Time
_____	_____	12:41:26, 05/09/2024
Total On Scene Time	Total Incident Time	
0 hrs 0 mins 29 sec	0 hrs 1 mins 18 sec	

COUNTS

Counts Include Aid Received?
No

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
0	0	0	0	1	1

PERSON/OWNER

Person:

Name	Business Name	Phone
_____	_____	_____
Address		

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
MAYHUGH, AARON	126	_____	_____

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
MAYHUGH, AARON	126	_____	_____

Quality Control:

Name	Authorization Date
MAYHUGH, AARON	05/09/2024

INCIDENT NARRATIVE

On May 9, 2024, Fire Marshal Aaron Mayhugh observed the vacant structure at 800 South 32nd to have an unsecured second-floor window. This window is easily accessed from the adjoining first-floor roof of the building. This accessibility allows for unauthorized entry. I took photos of the unsecured area and notified the owner of the property and the planning department.

Created By: MAYHUGH, AARON

Unit Reports

C33

Use	Responding From	Priority
(0) - Other	_____	_____
Response Delays		

C33

Dispatch Time 12:40:57, 05/09/2024	Enroute Time 12:40:57, 05/09/2024	Arrival Time 12:40:57, 05/09/2024
At Patient Time	Clear Time 12:41:26, 05/09/2024	In District Time

Actions Taken:
Investigate, Enforce codes

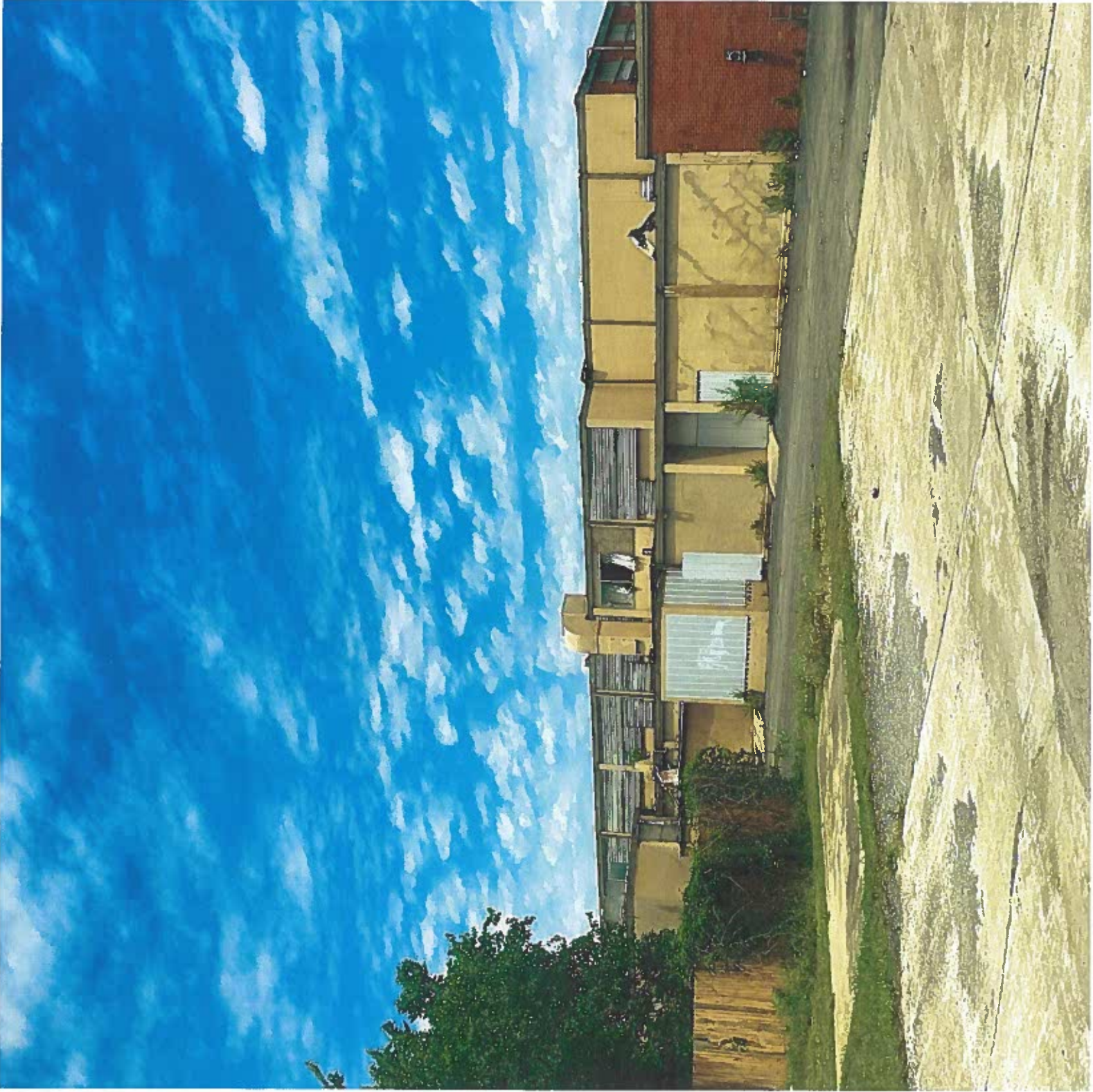
Personnel
AARON MAYHUGH

Unit Narrative

On May 9, 2024, Fire Marshal Aaron Mayhugh observed the vacant structure at 800 South 32nd to have an unsecured second-floor window. This window is easily accessed from the adjoining first-floor roof of the building. This accessibility allows for unauthorized entry. I took photos of the unsecured area and notified the owner of the property and the planning department.

Created By: MAYHUGH, AARON







04.23.2024 12:02



04.23.2024 12:02



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

04/23/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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

real properties
d by Oklahoma Statute Title 11 Section 22-112(C) and permits and
for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

andoned structure. For rehabilitation, all electrical, plumbing and
good working order in accordance with the respective International
shall be cleaned and kept in a sanitary, and safe condition. Exterior
necessary to ensure they are in sound condition, good repair, and
ecurity of occupants within, equipped with a deadbolt lock. Interior
frame, capable of being opened and closed, as intended by the
o good repair, structurally sound and in a sanitary condition. Stairs,
ces, which are not pro
-working equipment
ems shall be abated.

earing to be held o
mulgee 3rd Floor, C

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION

1. Article Addressed to:
Michael Soraya
4220 NW 10th St Ofc 8
Oklahoma City, OK 73132

2. Article Number (Transfer from service label)
7020 1810 0000 2511 3661

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

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery

4. Return Receipt for Merchandise
 Signature Confirmation™
 Restricted Delivery

5. Domestic Return Receipt

A. Signature Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery 04/25/24
 D. Is delivery address different from item #? Yes No
 If YES, enter delivery address below:

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)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To
 Michael Soraya
 Street and Apt. No., or PO Box No.
 4220 NW 10th St Ofc 8
 City, State, ZIP+4®
 Oklahoma city OK 73132

Postmark Here
 APR 23 2024

04/23/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

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 - 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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 May 23rd 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.

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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 Ruben Gonzalez, 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

04/23/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

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

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ame, capable of being opened and closed, as intended by the
good repair, structurally sound and in a sanitary condition. Stairs,
s, which are not pr
orking equipment
ns shall be abated.

aring to be held
ulgee 3rd Floor, C

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addresssee

B. Received by (Printed Name) Date of Delivery
 MIKE SORSA 5/1/24

C. Date of Delivery

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

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:
 Muskogee Grand Hotel LLC
 P.O. Box 5523
 Edmond, Ok 73083

2. Article Number (Transfer from service label)
 7020 1810 0000 2511 3654
 PS Form 3811, July 2015 PSN 7530-02-000-9053

9590 9402 5218 9122 9215 21

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)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To
 Muskogee Grand Hotel LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 5523
 City, State, ZIP+4®
 Edmond, OK 73083

Postmark
 APR 23 2024
 MUSKOGEE, OK 74401
 USPS

04/23/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

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- 3) Whether the building is abandoned as set out above.

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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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



From: [Jody King](#)
To: "msoraya@reway.com"
Subject: RE: Today's Hearing - the letter in email format, without attachment
Date: Thursday, April 18, 2024 1:31:00 PM
Attachments: [image001.png](#)

Hello, we presented your letter and tabled the item as discussed, but we did table it to May 23rd. We will pick back up on May 23rd to let you present your case based on the evidence provided. On May 23rd the committee will render some kind of decision.

Best,

Jody King, MPA

Director of Planning & Community Development

Office: (918) 684-6375



"Encouraging Collaboration to promote the health, safety, and welfare of the community."

From: msoraya@reway.com <msoraya@reway.com>
Sent: Thursday, April 18, 2024 9:46 AM
To: Jody King <jking@muskogeeonline.org>
Subject: RE: Today's Hearing - the letter in email format, without attachment

Caution: This is an external email from outside our organization.

Thank you Jody. If you can put a temporary hold on it without setting another date, that would allow us an opportunity to explore options without under constant threat of condemnation. Last time we met at the City Attorney's office, that was the message from her and expectation for a follow up meeting to discuss potential ideas. But none of the follow up emails I sent for the follow up meeting were responded to. Thanks again for your efforts.

Best Wishes,

Michael Soraya
Direct: 310-801-3343

From: Jody King <jking@muskogeeonline.org>
Sent: Thursday, April 18, 2024 7:59 AM
To: msoraya@reway.com
Subject: RE: Today's Hearing - the letter in email format, without attachment

Thank you Michael! I will present this information to the Committee and table the item to be heard again on May 23, 2024.

Jody King, MPA

Director of Planning & Community Development
Office: (918) 684-6375



"Encouraging Collaboration to promote the health, safety, and welfare of the community."

From: msoraya@reway.com <msoraya@reway.com>
Sent: Thursday, April 18, 2024 6:39 AM
To: Jody King <jking@muskogeeonline.org>
Subject: Today's Hearing - the letter in email format, without attachment

Caution: This is an external email from outside our organization.

Dear Jody,

Attached and below are the requested letter, along with the structural report from 2023. I removed the pictures of the building to make the file size smaller. I sent this email also without the attachments to make sure at least one goes through. The attached letter has a better formatting than the text below.

I thank you for helping with this matter, and I want you to know that I sincerely look for a positive, mutually beneficial relationship with the City. While in California, I have had discussions with a few large investors and developers and believe there is strong interest in exploring projects in Muskogee, in a passive capacity, for the right projects. The support of the City is crucial to earn the confidence of these folks. We can discuss in person.

I did not know exactly what to put and to what level of detail, in this letter. I trust that you will augment as needed.

From: Muskogee Grand Hotel LLC - Michael Soraya
To: Public Nuisance Review Committee - Attention Mr. Jody King, Chairman
Date: April 18, 2024
Ref: 800 S 32nd Street; Muskogee, OK - Hearing of April 18, 2024

Dear Mr. King, and esteemed members of the Public Nuisance Review Committee:
As per the instructions of Mr. King in our meeting of March 29th, I am writing this letter to be read by Mr. King at the hearing of April 18, 2024, and for the matter to be tabled as agreed until I can attend a future hearing, if so requested. This will also allow time for us to discuss a suitable option for this property, as we started to discuss with various City officials, and considering various plans we are currently discussing. In the past, we have been told that we cannot open the property as a hotel (something Hotel Associates has been lobbying against as a competitor), and other limitations which we are more than willing to comply with as part of these discussions. We are grateful to Mr. King for agreeing to meet with us and have a dialogue that is in the best interest of all involved.

As discussed in our meeting, I am unable to attend the meeting due to passing of my father and related time-critical matters that I need to attend to.

There has been a strong push by certain folks within the City to get this property from its rightful ownership, first by trying to demolish the structure, apply costs, and then eventually take the property. To this end, many inaccurate information has been disseminated, actions have taken that are unethical, illegal, and some against constitutional and civil rights. The condition of the property has been cleared multiple times, including by the previous City Attorney. Yet, each time we are cleared, the process starts again with the same notice and the same process, even though nothing to trigger such -- no calls to the Police or Fire Department. Yet these causes delays, interruption of plans, and a big hurdle in pursuing investors.

We have been forced to pay significant legal fees, time after time, to defend ourselves, yet we have not once taken an action against the City. We have also paid significant fines and paid for work that we have not been noticed on, neither needed or done effectively by the City contractors. We paid all these fines, and have performed on everything that we had agreed upon.

We are committed to do our very best for the City of Muskogee. We have invested substantially into this project, and are in discussions with certain people within the City to develop a large number of housing units. Something that is good for the City, the community, and allows investors take a more serious look at the opportunities available in Muskogee. To clarify a few of the inaccurate statements made in the past, :

1. We have not done anything to improve the property.

This is not accurate as we have invested significant amount into improving the property.

The property has been renovated multiple times, including complete electrical updates all permitted and approved by the City, with green tags. The issues were safety of area, and lack of police protection for the property or arresting the bad elements that continuously and repeatedly vandalized the property and stole equipment/material from it. Even those that we managed to catch ourselves were released without consequences.

Also, please note that a previous fire from an arson which occurred years back, was significantly more damaging and all that was already repaired by us, as part of work done. There is nothing in this property which cannot be repaired once a direction is determined, plans made, and financing in place.

2. The property is structurally unsafe, and other such claims that make the property a danger to the community.

I have attached a structural report from March 2023. I have another report from another structural engineer who inspected the property last month. Similar findings. I will bring the report to your office as the file size may have been too large to send via email.

Some of the highlights from this report indicate:

- a. As indicated on the report: ***"The purpose of the inspection was to detect any structural defects that might exist that will make the building unsafe, dangerous, a fire hazard, or detrimental to the health, safety or welfare of the general public and make recommendations for repair."***

The report concludes that:

THE BUILDING IS IN ACCEPTABLE STRUCTURAL CONDITION, NO DETRIMENTAL STRUCTURAL DEFECTS OR FAILURE WERE FOUND TO WARRANT IT BEING DANGEROUS, A FIRE HAZARD, AT RISK OF STRUCTURAL FAILURE, OR DETRIMENTAL TO THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC.

- b. Other extracts from the report in support of building being structurally sound:

- i. ***"Roof framing system over the main building was inspected. No sign of buckling or sagging of the roof concrete decking was apparent."***
- ii. ***"Minor cracks and separations on the exterior veneer and at the interior of the building are due to minor movement of the floor slab and foundation caused by shrink-swell tendency of the underlying clay soil. This movement has not affected the load bearing capacity of the structure and is common for this type building in the area. I consider this floor slab and foundation movement minor and do not recommend any repair, common for this age building."***
- iii. ***"Visual inspection of the concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs (roof deck) and concrete masonry load bearing walls indicated no structural damage to the load bearing members."***
- iv. ***"Fire damage to the building appears to be cosmetic. Concrete floors, walls, and foundation have not sustained any fire damage."***

3. The property is a fire hazard.

- a. It is important to note that any fire related to this building has been caused by bad elements that we could not defend ourselves against. And bad actors, many with weapons, that we could not just remove from the property on our own. This is not the case any longer as explained below. We are grateful to the Muskogee Police Department for helping us after the property was sealed to remove such bad elements.
- b. Since the City allowed us to properly secure the building using strong/decorative sheet metals (instead of plywood which we were limited by before), we have not had any incidents, no calls to the Fire Department, and every request of the Fire Department has been timely addressed (we have email copies of such). The building is secure and not accessible to outside elements.

Further, with Mr. King's approval, we are now in the process of closing all entrances to the parking area, to stop cars from getting on the property. We will provide a knock box for the Police and Fire Department to enter the parking lot, if so becomes necessary. We will coordinate this with the folks that are using our property to help expanding the highway, and leave one or more entrances open if required by them (or put the installation of such on hold until the highway expansion is done with their need for access to our property).

- c. We have been told that the portion of the roof that had collapsed would cause certain airflow that makes a fire hazard. The facts are:
 - i. The portion of the roof that has collapsed, was not part of the original design of the property and an after-thought which was installed years later. The area covered is an open atrium area, by design. To this end, the structural report states:
"Please note that roof over the atrium was added at later date after completion of the building in 1965. The original building was constructed without a roof over the atrium area."
 - ii. The structural report simply states that ... ***"Steel roof framing over the atrium area has collapsed and will need to be removed during the renovation of the building."*** Nothing urgent at this point.
 - iii. As we were requested, we did obtain a permit for the roof and have significantly removed the heavy weight over the roof, in a safe and methodical manner. We were given 6 months to do this task and then to get a continuation if necessary. We have completed the substantial part of this task, and if the project was not interrupted with various attempts to demolish the building (while we were told we have 6 months to complete that task without any further issues from the City), it would have been completed by now. Still, the most important part of this task, removing the heavy weight on the roof, and removing more than 80% of such pieces, is already completed.

I thank you again for your time. It is our sincere desire that we establish an excellent relationship with the City, and together work towards a positive path that brings a better life and prosperity to the city the we all love and want the best for.

Sincerely,

Michael Soraya

Best Wishes,

Michael Soraya
Direct: 310-801-3343

NOTICE TO RECIPIENT: This communication with its contents is meant only for the intended recipient of the transmission, and may contain confidential information and/or legally privileged information. Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Thank you in advance for your cooperation.



FEI INSPECTION SERVICES

FOUNDATION ENGINEERING, INC.

5404 S. MEMORIAL, STE. C

TULSA, OK 74145

PHONE: 918-665-2593

TEXT: 918-665-6040

WWW.FEIINSPECTIONS.COM

FEI@TULSACOXMAIL.COM

Michael Soraya
Muskogee Grand Hotel
P.O. Box 5523
Edmond, OK 73083

Re: Structural Inspection of the building located at:
800 S. 32nd Street
Muskogee, OK

Picture removed



FEI INSPECTION SERVICES

FOUNDATION ENGINEERING, INC.

5404 S. MEMORIAL, STE. C

TULSA, OK 74145

PHONE: [918-665-2593](tel:918-665-2593)

WWW.FEIINSPECTIONS.COM

TEXT: [918-665-6040](tel:918-665-6040)

FEI@TULSACOXMAIL.COM

Michael Soraya
Muskogee Grand Hotel
P.O. Box 5523
Edmond, OK 73083

Re: Structural Inspection of the building located at:
800 S. 32nd Street
Muskogee, OK

On Thursday, March 16, 2023, I made an engineering inspection of the building at the above location as you requested. The purpose of the inspection was to detect any structural defects that might exist that will make the building unsafe, dangerous, a fire hazard, or detrimental to the health, safety or welfare of the general public and make recommendations for repair.

Description

The building is a two story reinforced concrete frame structure which faces west. Building concrete frame is consisted of concrete foundation, concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs as a roof deck and concrete masonry unit (CMU) for load bearing walls. The building has brick veneer, stucco siding and a rolled roof. The foundation system is consisted of a concrete slab on grade with continuous perimeter concrete spread footing and stem walls (floating floor slab).

Observations

The inspection revealed these observations of the structure and the property at the following locations:

Exterior brick veneer and stucco siding around the building was inspected and indicated minor cracks along walls. These cracks are caused by normal seating of the foundation (minor movement of the foundation due to shrink-swell tendency of the underlying clay soil, common for the area). No other cracks along the cement mortar or separation cracks between the veneer and window and door frames were apparent to indicate any severe foundation movement.

Picture removed

Picture Removed

Picture Removed

Inspection of the exterior of the building indicated no severe cracks due to failure of the foundation and exterior load bearing walls.

Roof framing system over the main building was inspected. No sign of buckling or sagging of the roof concrete decking was apparent. This inspection deals with major load bearing members of the structure and does not cover the roof covering material (shingles) and the siding (wood, stucco, asbestos or masonite) around the building

Steel roof framing over the atrium area (center of the building) has collapsed and will need to be removed during renovation of the building. Please note that roof over the atrium was added at later date after completion of the building in 1965. The original building was constructed without a roof over the atrium area.

The interior of the building (first and second floor) was inspected and no severe cracks around door and window frames due to concrete floor slabs or foundation distress were observed. Visual inspection of the concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs (roof deck) and concrete masonry load bearing walls indicated no structural damage to the load bearing members. Parts of the building have been in a fire.

Interior load bearing walls are consisted of concrete masonry unit walls that appear to be in tact and structurally sound.

Picture Removed

Picture Removed

Pictures Removed

Determinations

A soil report has not been made for this building that I am aware of, however the building seems to be built on active type soil which exhibits volume changes and may cause floor slab and foundation movement in the event of excessively dry or wet conditions. Minor foundation movement, subsequent hairline cracks and minor separations (1/4 of an inch or less) on the interior and exterior of the building are normal as a result of this shrink-swell tendency of the underlying clay soil, common for the area.

Minor cracks and separations on the exterior veneer and at the interior of the building are due to minor movement of the floor slab and foundation caused by shrink-swell tendency of the underlying clay soil. This movement has not affected the load bearing capacity of the structure and is common for this type building in the area. I consider this floor slab and foundation movement minor and do not recommend any repair, common for this age building.

Fire damage to the building appears to be cosmetic. Concrete floors, walls, and foundation have not sustained any fire damage.

The inspection revealed no damage to the load bearing CMU walls, roof concrete decking over the main building, floor slabs, or foundation (settlement, heave, or roll-out) at this building. I consider this building structurally acceptable and no structural repairs are needed at this time.

Collapsed roof over the atrium area will need to be removed during renovation.

The load bearing members of the structure (slabs, walls, foundation) are concrete and CMU walls and have not been affected by the fire and water and may be fully used for any renovation. A final structural evaluation of the site is recommended after all debris is removed.

The building is in acceptable structural condition, no detrimental structural defects or failure were found to warrant it being dangerous, a fire hazard, at risk of structural failure, or detrimental to the health, safety or welfare of the general public.

If I can be of any assistance to you, please feel free to contact me.

Sincerely,



Hamid Abdoveis, P. E.
Foundation Engineering, Inc.



REMARKS: Use of this report and reports by subcontractors of FEI constitutes acceptance of the following terms contained in this remarks section. Please note that these reports are the outcome of visual inspection only. These reports state the condition of building at the time of the inspection only, and these inspections do not guarantee the state of the building in the future. These inspections do not cover wood rot, moisture damage, siding, the installation and integrity of any stucco or stucco type product, the presence of wildlife, cosmetic finishes, mold, fungi, environmental or air quality concerns, windows, and all other items that can not be visually inspected. These inspections and the inspection reports do not include or address any inspections that were not ordered. Refer to the list of inspections performed by FEI and subcontractors of FEI included in this report for a list of inspections performed. All items may not be noted in these reports, only those sufficient to describe the general condition of the building at the time of the inspections. Foundation Engineering, Inc. and the inspector's total liability is limited and is not to exceed the inspection fee. This limit of liability is absolute, and there is no other limit of liability expressed or implied. If these terms are not acceptable, please contact our office for further discussion prior to use of this report.

AFFIDAVIT OF PUBLICATION

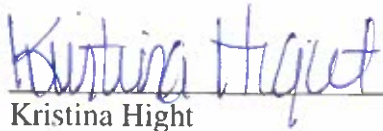
County of Muskogee,
State of Oklahoma

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

CASE: PNR
800 S. 32ND

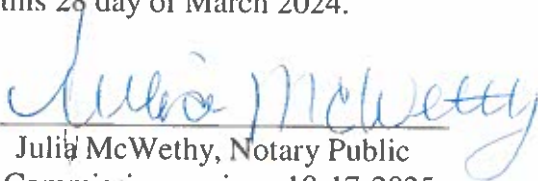
I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County 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: Mar 28, 2024



Kristina Hight

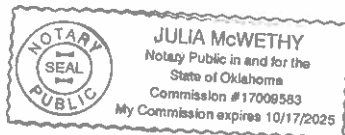
Signed and sworn to before me
On this 28 day of March 2024.



Julia McWethy, Notary Public

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

(SEAL)



Acct: 10417

Fee: \$ 0

Published In The
Muskogee Phoenix
March 28, 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: 16th 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.

800 S 32ND ,
MUSKOGEE, OK

**Exhibit "A"
PROPERTY
DESCRIPTION**

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said

point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

Sarah Winkle

From: Krisina Hight <khight@muskogeephoenix.com>
Sent: Wednesday, March 27, 2024 8:39 AM
To: Sarah Winkle
Subject: REVISED VIEW PROOF
Attachments: REVISED VIEW PROOF.pdf

Caution: This is an external email from outside our organization.

Good morning Sarah,
Here is the revised proof for you to look over.
Let me know if it is good to go or any additional changes.

Thank you,
Kristina Hight
Muskogee Phoenix Classified Ad Manager
khight@muskogeephoenix.com
918-684-2803

property owners 1x 3-28 #119676

Published in The
Muskogee Phoenix
March 28, 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: 18th 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.

800 S 32ND ,
MUSKOGEE, OK

Exhibit "A" PROPERTY DESCRIPTION

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AND

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distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County; Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the north-west corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

*Pray Corrected
Copy from this
3/27/24*

*Proofed
DW 3/27*

property owners 1x 3-28 #119676

Published In The
Muskogee Phoenix
March 28, 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 18th 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.

800 S 32ND,
MUSKOGEE, OK

Exhibit "A" PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a

distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lot 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

78
Proof from Paper to him 3/28
He Kris she will have the 7 corrections fixed
Kris will send me revisions 3/26

Sarah Winkle

From: Sarah Winkle
Sent: Tuesday, March 26, 2024 8:02 AM
To: 'Krisina Hight'
Cc: Jody King; Ruben Gonzalez Jr.
Subject: PUBLISH IN THE MUSKOGEE PHOENIX (PNRC) 4-18-24
Attachments: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kristina,

Given that the legal did not get published when we sent it over on 3/15/24 for 800 S. 32nd Street, we need to have this published no later than this Thursday 3/28/24. Please see the attached for the information as it will just be 800 S 32 that we are needing published. Also you had mentioned that you would not charge us for this since it was missed the first time.

Please confirm to me what day it will be published in the paper and please also make sure the address and legal (which is on page 2 of the attachment) gets published.

Thank you,

Sarah Winkle

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: swinkle@muskogeeonline.org



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: 18th 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.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Sarah Winkle

From: Michael Brackeen
Sent: Monday, March 25, 2024 2:08 PM
To: Sarah Winkle
Subject: FW: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24
Attachments: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Michael R Brackeen
Code Enforcement Supervisor
229 W. Okmulgee Ave.
Muskogee, OK 74401
Office: (918) 684-6235



*This was sent
to the Paper on
3/18/24
the Paper did NOT
publish the legal
on 800 S. 32nd.*

From: Michael Brackeen
Sent: Friday, March 15, 2024 4:03 PM
To: 'Krisina Hight' <khight@muskogee phoenix.com>
Subject: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24

Kristina,
Could you publish this on or before 3/22/24? Thanks!

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-

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.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

03/25/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number: 24-73360
Street Address: 800 S 32nd
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 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows
- The structure is abandoned and
 - Is detrimental to the health, safety and welfare of the municipality;
 - Causes increased municipal costs; and
 - Devalues abutting and surrounding property.
- Unfit for human habitation and repairs must be made to make

Rehabilitate or demolish the dilapidated mechanical systems must be reconnected to City Codes; exterior of the property and gables, doors and windows must be replaced and weather tight. Doors shall provide fire doors shall fit reasonably well with manufacturer. The interior shall be brick, landings, balconies and similar walking surfaces, which are not present, rubbish, trash and debris, including all non-working equipment and masonry, stucco shall be repaired. Pest problems shall be abated.

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

24-73360

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>MUSKOGEE GRAND HOTEL LLC PO BOX 5523 EDMOND, OK 73083</p>  <p>9590 9402 5218 9122 9071 50</p> <p>2. Article Number (Transfer from service label)</p> <p>7014 2120 0003 5278 1885</p>	<p>A. Signature</p> <p>X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>Casay Belin</p> <p>C. Date of Delivery</p> <p>03/02/24</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <div style="border: 2px solid red; border-radius: 50%; padding: 10px; text-align: center; color: red; font-weight: bold;"> MAR 27 2024 CENTRAL MUSKOGEE, OK </div> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

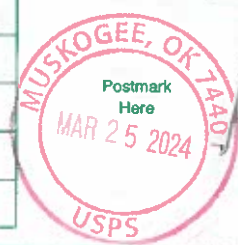
PS Form 3811, July 2015 PSN 7530-02-000-9053

7014 2120 0003 5278 1885

U.S. Postal Service™ 24-73360
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To

MUSKOGEE GRAND HOTEL LLC

Street & Apt. No., or PO Box No. PO BOX 5523

City, State, ZIP+4 EDMOND, OK 73083

03/25/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 18th 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 18TH, 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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/25/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed:
- The structure has broken window:
- The structure is abandoned as follows:
 - Is detrimental to the public health, safety or welfare of the municipality;
 - Causes increased municipal costs; and
 - Devalues abutting and adjacent property.
- Unfit for human habitation as follows:
 - Repairs must be made to make the structure habitable.

Rehabilitate or demolish the dilapidated structure. Mechanical systems must be reconnected. Exterior of the property and gables must be repaired. Doors and windows must be replaced and weather tight. Doors shall provide fire protection. Doors shall fit reasonably well with the manufacturer. The interior shall be brought to good repair, structural elements, balconies and similar walking surfaces, which are not prohibited, rubbish, trash and debris, including all non-working equipment and masonry, stucco shall be repaired. Pest problems shall be abated.

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

24-73360

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>X </p>	
<p>1. Article Addressed to:</p> <p>Michael Soraya 4220 NW 10th St Ofc 8 Oklahoma City, OK 73132</p>		<p>B. Received by (Printed Name) C. Date of Delivery</p> <p>V. Soraya</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (00)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7014 2120 0003 5278 1892</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

7014 2120 0003 5278 1892

24-73360

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

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

MUSKOGEE, OK 74401

Postmark Here
MAR 25 2024

USPS

Sent To: Michael Soraya
Street & Apt. No., or PO Box No.: 4220 NW 10th St ofc 8
City, State, ZIP+4: Oklahoma City, OK 73132

03/25/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 18th 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 18th, 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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/18/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

 Case Number: 24-73360
 Street Address: 800 S 32nd
 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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 and windows must be repaired and closed, as intended by the owner and in a sanitary condition. Stairs, railings, and handrails must be repaired and closed, as intended by the owner and in a sanitary condition.

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:
MUSKOGEE GRAND HOTEL LLC
P.O. BOX 5523
EDMOND, OK 73083

2. Article Number (Transfer from service label)
7014 2120 0003 5278 1854

9590 9402 5218 9122 9071 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 

B. Received by (Printed Name)
CASEY BAKER

C. Date
MAR 18 2024

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail 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 Required
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Restricted
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Mail Restricted Delivery (00)	

U.S. Postal Service™ 24-000 73360

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To **MUSKOGEE GRAND HOTEL LLC**
 Street & Apt. No. or PO Box No. **P.O. BOX 5523**
 City, State, ZIP+4 **EDMOND, OK 73083**

MUSKOGEE, OK 74401
 Postmark **MAR 18 2024**
 USPS

03/18/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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.

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You are hereby directed to appear at a hearing to be held on April 18th 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.

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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

Exhibit "A"

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AND

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Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma





229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

03/18/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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.

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- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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

...ed and closed, as intended by the
...nd and in a sanitary condition. Stairs,

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:
MICHAEL SORAYA
4220 NW 10TH ST OFC 8
OKLAHOMA CITY, OK
73132

2. Article Number (Transfer from service label)
7014 2120 0003 5278 1861

COMPLETE THIS SECTION ON DELIVERY

24-000 73360

A. Signature
x *Waladez*

B. Received by (Printed Name)
Mirya Valadez

C. Date
3/18/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Restricted
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail Restricted Delivery	

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Domestic Mail Only

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

MUSKOGEE, OK 74401
Postmark
MAR 18 2024
USPS

Sent to: MICHAEL SORAYA
Street & Apt. No., or PO Box No.: 4220 NW 10TH ST OFC 8
City, State, ZIP+4: OKLAHOMA CITY, OK 73132

03/18/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 18th 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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/14/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

 Case Number: 24-73360
 Street Address: 800 S 32nd
 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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this 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

equipped with a deadbolt lock. Interior doors and windows must be repaired, painted, and closed, as intended by the manufacturer and in a sanitary condition. Stairs, handrails, and railings must be repaired, painted, and closed, as intended by the manufacturer and in a sanitary condition.

<p style="text-align: center; color: blue; font-size: 1.2em;">24-000 73360</p> <p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p style="font-size: 1.2em; color: blue;">MUSKOGEE GRAND HOTEL LLC P.O. BOX 5523 EDMOND, OK 73083</p> <div style="text-align: center;">  9590 9402 5218 9122 9074 40 </div> <p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; color: blue;">7020 1810 0000 2511 3579</p>	<p style="text-align: center; color: blue; font-size: 1.2em;">24-000 73360</p> <p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p style="font-size: 1.5em; color: blue;">X </p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="font-size: 1.2em; color: blue;">Casey Baker 03/21</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table> <p>Mail Restricted Delivery (00)</p>	<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	<p style="text-align: center; color: green; font-weight: bold;">Postal Service™ 24-000 73360 CERTIFIED MAIL® RECEIPT First-Class Mail Only</p> <p style="text-align: center; color: green; font-weight: bold;">OFFICIAL USE</p> <p style="text-align: center; color: green; font-size: 0.8em;">For more delivery information, visit our website at www.usps.com™.</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;"> <p>Costs & Fees (check box, add fee as appropriate)</p> <p>Receipt (hardcopy) \$ _____</p> <p>Receipt (electronic) \$ _____</p> <p>Mail Restricted Delivery \$ _____</p> <p>Signature Required \$ _____</p> <p>Signature Restricted Delivery \$ _____</p> </td> <td style="border: none; text-align: center; vertical-align: middle;">  </td> </tr> </table> <p style="font-size: 1.2em; color: blue;">MUSKOGEE GRAND HOTEL LLC Apt. No., or PO Box No. BOX 5523 EDMOND, OK 73083</p>	<p>Costs & Fees (check box, add fee as appropriate)</p> <p>Receipt (hardcopy) \$ _____</p> <p>Receipt (electronic) \$ _____</p> <p>Mail Restricted Delivery \$ _____</p> <p>Signature Required \$ _____</p> <p>Signature Restricted Delivery \$ _____</p>	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®															
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™															
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<p>Costs & Fees (check box, add fee as appropriate)</p> <p>Receipt (hardcopy) \$ _____</p> <p>Receipt (electronic) \$ _____</p> <p>Mail Restricted Delivery \$ _____</p> <p>Signature Required \$ _____</p> <p>Signature Restricted Delivery \$ _____</p>																

03/14/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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 an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *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 as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this 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 18th 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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

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Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/14/2024

Michael Soraya
 4220 NW 10th St Ofc. 8
 Oklahoma City, OK 73132

 Case Number: 24-73360
 Street Address: 800 S 32nd
 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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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:

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- The structure has broken windows. *108.1.5 IPMC
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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 with the manufacturer. The interior shall be free of clutter, including but not limited to, the stairs, landings, balconies and screens. All exterior surfaces shall be free of peeling paint, chipped masonry, stucco shall be free of crumbling, and all exterior surfaces shall be free of graffiti, signs, and other markings. All exterior surfaces shall be free of rubbish, trash and debris. All exterior surfaces shall be free of masonry, stucco shall be

You are hereby directed to appear at a Nuisance Review Commission meeting on 03/15/2024 at 10:00 AM at 229 W. Okmulgee, Muskogee, OK 74401 to determine:


24-000 73360

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:

MICHAEL SORAYA
 4220 NW 10TH ST OFC 8
 OKLAHOMA CITY, OK
 73132


 9590 9402 5218 9122 9074 33

2. Article Number (Transfer from service label)

7020 1810 0000 2511 35

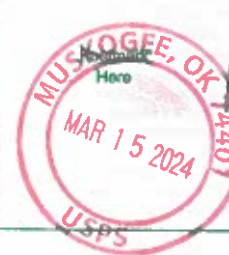
COMPLETE THIS SECTION ON DELIVERY

24-000 73360

U.S. Postal Service™ 24-000 73360
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 \$ _____	
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Sent To: MICHAEL SORAYA
 Street and Apt. No., or PO Box No.: 4220 NW 10TH ST OFC 8
 City, State, ZIP+4®: OKLAHOMA CITY, OK 73132

03/14/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
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 **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector 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.

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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

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



MUSKOGEE
Code Enforcement
220 W. Cherry Street
Muskogee, OK 74401
(918) 684-8235

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)
The City of Muskogee, Oklahoma, hereby orders that the property owner of the above described property shall repair and/or take other corrective action as set forth in this order within the time specified herein. This order is issued pursuant to the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102. The City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102, are hereby incorporated by reference into this order. The City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102, are hereby incorporated by reference into this order. The City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102, are hereby incorporated by reference into this order.

COMPLETION ALTHOUGH
The City of Muskogee, Oklahoma, hereby orders that the property owner of the above described property shall complete the above described work within the time specified herein. This order is issued pursuant to the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102. The City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102, are hereby incorporated by reference into this order. The City of Muskogee Code, Title 10, Chapter 1, Section 1-101, and the provisions of the City of Muskogee Code, Title 10, Chapter 1, Section 1-102, are hereby incorporated by reference into this order.

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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) Whether the property is in a state of disrepair which is dangerous to other property, and/or
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 entered by the Building Inspector, you are directed to appear at a public hearing on **April 11, 2024 at 11 a.m. before the Public Nuisance Review Committee** (located at 1100 N. 1st Street, Muskogee, Oklahoma 74401) to determine 1) whether the 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, 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.

OWNER AND ALIEN WILL BE IMPROVED ON THE PROPERTY TO SECURE PAYMENT

If you have an insurance policy for this property, you may contact the Code Enforcement Department at 918-684-8235 to learn what to do to have the insurer reimburse you for the cost of repairs. If you are abandoned in an unoccupied structure, you may contact the City of Muskogee at 918-684-8235 for more information.

Barbara Gonzalez
Code Enforcement Officer
City of Muskogee

IPAC Referrals:
• 108-1-5 - Dangerous Structure or Premises
• 108-2 - Change of Occupancy
• 108-1-3 - Structure Under for Human Occupancy

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03.25.2024 13:32



03.25.2024 13:32



Building Inspector's Dilapidated Structure Checklist

Case Open Date: 03/11/24

Case Number: 24-00073360

Address: 800 S 32ND

Code Officer: RUBEN GONZALEZ

Owner's Name MUSKOGEE GRAND HOTEL, LLC MICHAEL SORAYA

Owner Address P.O. Box 5523 EDMOND, OK 73083 & 4220 NW 10TH ST OFC 8C OKC, OK 73132

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric

Water

Construction/Status of the Structure

Number of Floors: 2

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: Concrete

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: 10

Location of Broken/Open Windows: Swimming Pool Area

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: NO

Potential Fire Risk Low Moderate High

See attached

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:

Inspector's Signature: _____



Inspector's Name: Jeff Strickland

Date of Inspection: 3-12-2024



CITY OF

MUSKOGEE

Permits & Inspections

Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, March 14, 2024 8:59 AM
To: Sarah Winkle
Subject: FW: 800 S. 32nd

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Tish Callahan <TCallahan@Muskogeeonline.org>
Sent: Monday, December 21, 2020 3:48 PM
To: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Cc: Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>
Subject: RE: 800 S. 32nd

Thank you Aaron. The pictures and your detailed information is very helpful. I had no idea there had been so many fires and the seriousness of them.

I am not the expert, but I'm going to check into the City taking action as an emergency based on the condition of the building and its dangerous condition. This may help us get the demolition completed quicker since we're having difficulty finding the owner and getting legal service.

Thanks again and please keep me posted on any additional action taken by the fire department. This is not right nor fair for our fire personnel to be subjected to these conditions caused by the absentee owner's neglect and abandonment of the property.

Tish Callahan
Director of Planning and Community Development PO Box 1927
Muskogee, OK 74402
918-684-6232

-----Original Message-----

From: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Sent: Monday, December 21, 2020 3:01 PM
To: Tish Callahan <TCallahan@Muskogeeonline.org>
Cc: Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>
Subject: 800 S. 32nd

Tish,

Here are the pictures we took inside the 800 South 32nd. The fire department has responded to six working fires there since 5-2013. Two of those fires required a second alarm response because of their severity. Four of the six have been since 11-25-20. The fires on 5-8-13 and 12-16-20 that resulted in second alarm responses had multiple fires burning in separate locations inside the hotel. The conditions were already extremely unsafe due the squatters stripping everything that can be scrapped out of the inside. Many of the hallways are hard to navigate under normal conditions and will be nearly impossible to get through in heavy smoke and fire conditions. A large portion of the ceiling in the courtyard collapsed during the last fire and the structural steel holding up an adjacent section has been weakened and could collapse anytime. Also, at the most recent fire it was discovered that the squatters using improvised methods and stealing electricity and supplying power to some of the rooms on the south end of the hotel. This resulted in one of our firefighters nearly being electrocuted. OG&E was called in to remove the source of electricity from the building.

As you can see from the pictures several of the rooms have used needles and other drug paraphernalia laying around. Several of the rooms appear to be being used for temporary sleeping arrangements. A few of the rooms appear to be lived in more permanently having lights, heaters, microwaves, decorations on the walls as well as several personal items and several possibly stolen items. Each time I have been to this location we have found people in the rooms. In one room the squatters had a fire starter log burning to keep warm.

This building is extremely dangerous to our firefighters and is very likely to result in a serious injury or death. Not only for MFD personnel the people squatting there are in danger. Not only is the building a hazard, it is a public nuisance that is detrimental to the citizens and businesses that are near it location.

Thank You,
Aaron Mayhugh
Fire Marshal
Muskogee Fire Department
918.684.6252

Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, March 14, 2024 8:58 AM
To: Sarah Winkle
Subject: FW: Fire 800 South 32nd

Follow Up Flag: Follow up
Flag Status: Flagged

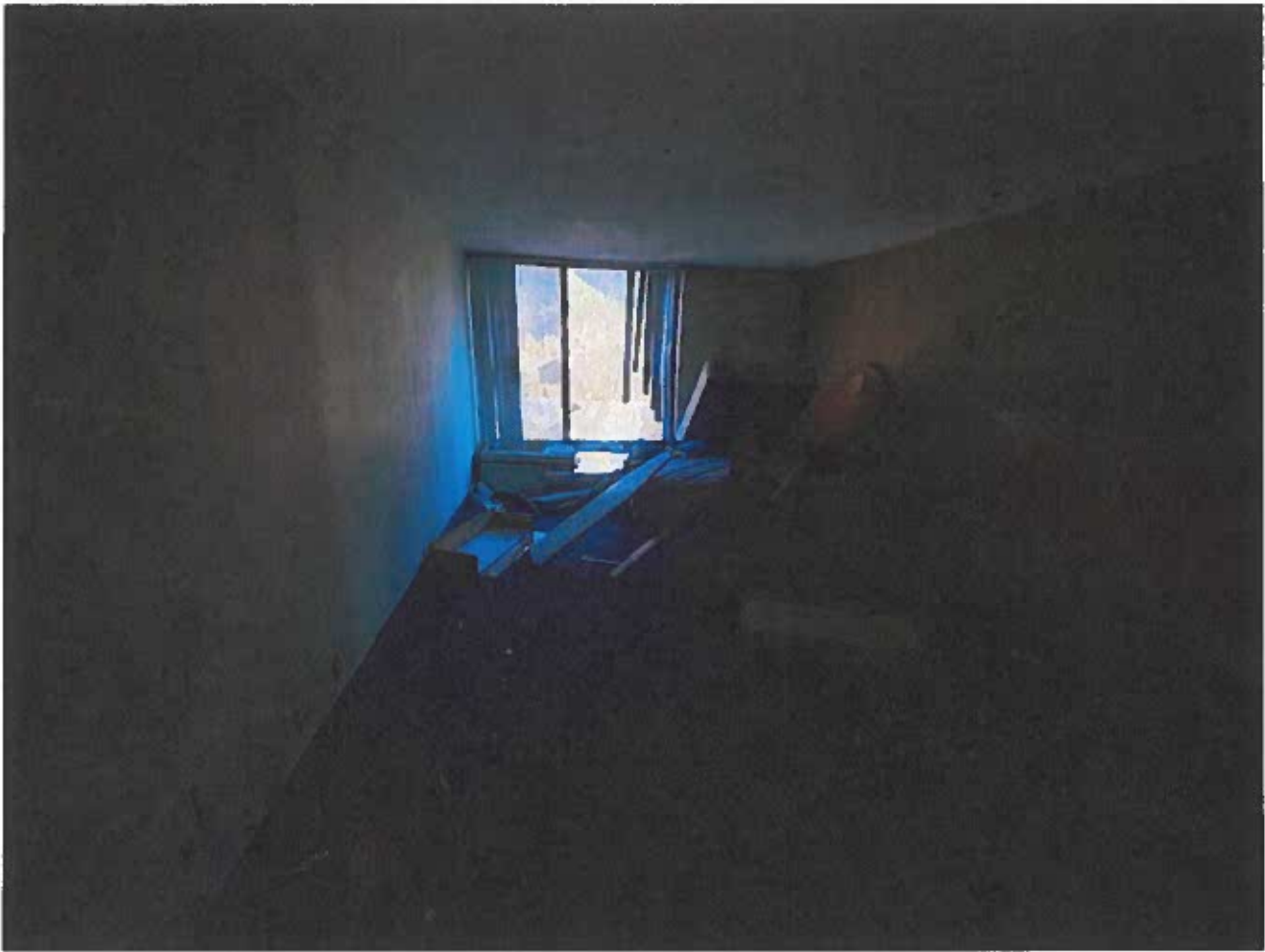
From: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Sent: Wednesday, November 25, 2020 4:25 PM
To: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Subject: Fire 800 South 32nd







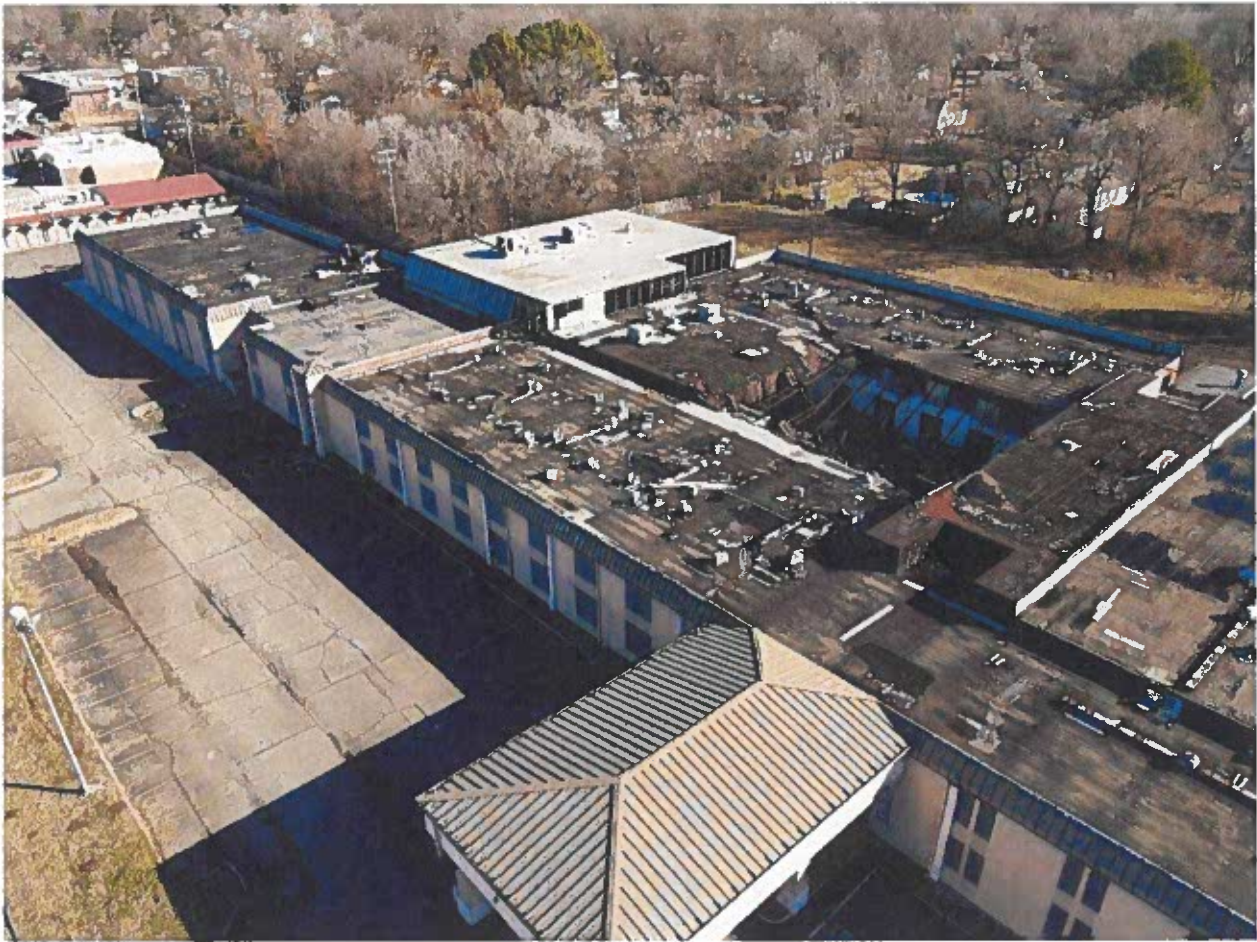






Sent from my iPhone

Drone Pictures of 800 S 32nd









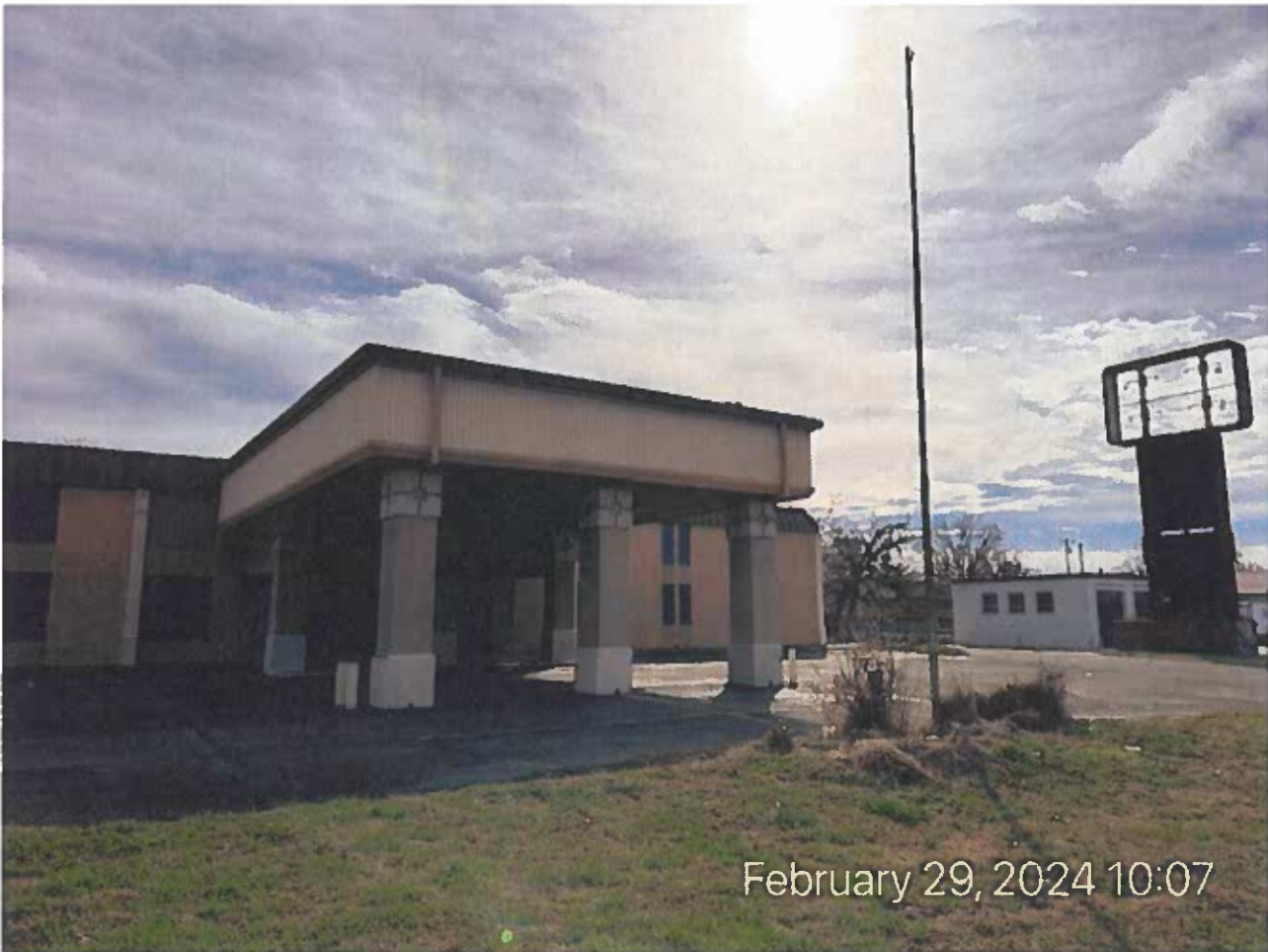




Sarah Winkle

From: Jody King <jodyrking@outlook.com>
Sent: Monday, March 11, 2024 3:47 PM
To: Sarah Winkle
Subject: Pictures for 800 S 32

Caution: This is an external email from outside our organization.























Jody King, MPA

(405) 999-2093

Sent from iPhone