

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

520 East Washington Street
Broken Arrow, OK 74012
Tulsa County Assessor's Parcel No. 98414841430990
Part of the Southeast Quarter
Section 14 Township 18 North, Range 14 East

PARCEL NO: 4.0**PROJECT NO:** ST2027**COUNTY:** TULSA**UNSECURED****OWNER/ ADDRESS/TELEPHONE/EMAIL:**

James 'Steven' Fulps, Personal Representative of the
Estates of J. W. Fulps and L.A. Fulps
P.O. BOX 773, BROKEN ARROW, OK 74013
Steve: 918.636.6624 (cell) or 918.251.2504
abatment2@aol.com

PROPERTY DIRECTIONS:

The property is located at the northwest
corner of Washington Street and 9th Street

AND

Vicki Rae Fulps Barnett a/k/a Vicki Rae Barnett,
Personal Representative of the Estate of Paul F. Fulps
1301 East Reno Street, Broken Arrow, OK 74012
Vicki: 918.269.1404
ldalebarnett49@gmail.com

AUTHORIZED NEGOTIATION AMOUNT:

	Original	Revised	<u>OFFER</u>	<u>AMOUNT</u>
Perm ROW P-4.0	25,529.00 SF	N/A	@\$3.85/SF	\$98,300.00
IMPROVEMENTS:				
None				
DAMAGES:				
None				
JUST COMPENSATION TOTAL:	\$98,300.00			

REPORT OF ALL CONTACTS:**08/27/2024**

An introduction letter was sent to the property owner of record (per Assessor's Office) with information on the upcoming project along with detailed exhibit pages and an owner contact information page to be filled out and returned in a self-addressed-stamped-envelope. AO

09/03//2024

USPS Certified mail receipt for delivery 70191120000022743760

09/17//2024

Re-sent Intro Docs. AO

10/01//2024

Contact information was received from SF via USPS. Title report requested from JF. AO

10/02//2024

Emailed SF for clarification on property ownership/signatories-J.W. Fulps and Paul Fulps are both deceased. SF replied he is the signer for L.A. Fulps (a spouse of deceased). Requested Letters for L.A. Fulps and J.W. Fulps. AO

10/08//2024

Follow-up email was sent to SF to request Letters Testamentary so that the offer letter can be sent. AO

10/09//2024

SF emailed Letters for James W. Fulps . Requested additional Letters needed for Paul F and L.A. Fulps. SF replied 'Wanda' 'L.A.' and 'Wanda Lea (Ahrend) Fulps' are his mother's aliases and provided her death certificate. SF notified AO that Paul F. Fulps is his uncle and Paul's heirs are Vicki Fulps Barnett and Kendra Thompson who he'd notified about the acquisition. SF provided email address for VB. AO

10/11//2024

Emailed VB to share project information and request Letters for Paul F. Fulps. AO

10/21//2024

Emailed SF to request phone number for VB due to no response to email sent. Ten minutes later received email from DB advising they were waiting for answers from their attorney for issues with Paul Fulps' will and probate. AO

10/11//2024

Emailed DB to request status of probate for Paul Fulps. AO

12/03//2024

Emailed DB to request status of probate for Paul Fulps. Received reply that lawyer was working on it. AO

01/14//2025

Letters Testamentary received from SF for Paul Fulps. AO

01/17//2025

Offer letters mailed to SF and VB via Certified Mail.

01/22//2025

USPS Certified mail receipt for delivery to VB 9589071052701810784330.

01/23//2025

USPS Certified mail receipt for delivery to SF 9589071052701810784323.

02/04//2025

Emailed SF and DB to check for decision on Offer. SF emailed AO that he would be representing the family on this matter (confirmed by DB) and they declined the offer. AO

02/05//2025

Emailed SF the appraisal copy: the offered amount is based on the appraisal received. AO

02/24//2025

Emailed SF to ask if a second appraisal would be obtained for the City to consider in its Offer. AO

02/28//2025

SF emailed that they would have an appraisal done. Requested that he advise when ordered. AO

03/12//2025

Emailed SF to check status on appraisal. SF replied 2-3 weeks was estimated to receive appraisal. AO

04/03//2025

Emailed SF to ask if appraisal has been received and he said he'd let me know. AO

04/04//2025

Negotiations for acquisition were deferred to City Director(s). AO

04/21/2025

LP met with CB, RH and NS for discussions on zoning and future development of the full parcel and possible driveway location on the south side of the property. LP requested that the City do a full take for the whole parcel due to concerns of the remainder parcel being undevelopable if the right-of-way was taken; LP was informed that if the property were to be developed, the right-of-way would be required to be dedicated during platting. LP requested 'fee-in-lieu of' for future detention and was informed that on-site detention would be required, which may be allowable in a future parking lot area. CB made a verbal offer for the right-of-way property-matching the highest amount paid for a previous acquisition at that intersection, located at the southwest corner of South Lynn Lane and Washington Street. AO

05/14/2025

LP notified CB that the second offer was lower than what other parcel owners were paid for property at this intersection. CB provided RFAs and accepted offers to LP for the three right-of-way parcels on the other corners at that intersection, as confirmation that the second offer was in line with offers for the other three corners. AO

05/29/2025

LP notified CB that the second offer was too low and declined to accept. CB notified LP that the City would be beginning the condemnation process. LP stated he would notify the property owner.

LEGEND:

AO – Amy O’Laughlin, Right of Way Agent for the City of Broken Arrow, Oklahoma

SF – James Steven Fulps – Property Owner ½ interest

VB – Vicki Barnett – Property Owner ½ interest

DB – L. Dale Barnett – Spouse of Vicki Barnett

JF – Joe Francis, Attorney, Kivell, Rayment and Francis, P.C.

CB – Charlie Bright, P.E., Engineering and Construction Director

NS – Norman Stephens, Assistant Cit Manager-Administration

RH – Rocky Henkel, Community Development Director

LP – Larry Pennington, Agent for property owners