



July 28, 2025

ARMORY LLC
PO BOX 472106
TULSA , OK 74147

**RE: 9TH STREET-NEW ORLEANS STREET TO WASHINGTON STREET, PROJECT NO. ST23280
PROJECT PARCEL #: 23.A, 23.B AND 24.A**

Mr. Cocolin,

The City of Broken Arrow has completed the design phase and is beginning the acquisition phase on the above-named project. With a fair market value for the portion to be acquired now complete, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is made by the City, subject to City Council approval:

Drainage Easement: 1,325 SQUARE FEET (SF) (23.B) @ \$2.60 SF x 75% = \$2,583.75
Temporary Construction Easement: 178 SF (23.A), 851 SF (24.A) = 1,029 Total SF @ \$2.60/SF
X 10% = \$267.54
Total Just Compensation Amount (Rounded) = \$2,850

*less \$1,000.00 for fence relocation to
\$1,850.00*

By your signature on this letter, you have accepted the City's offer of ~~\$2,850.00~~ *\$1,850.00*. Please return this document in the enclosed self-addressed stamped envelope for further processing. If you have any questions about this offer, please contact a Right-of-Way Agent:

Karen Pax: kpax@brokenarrowok.gov or 918-259-7000 ext. 5435
Amy O'Laughlin: aolaughlin@brokenarrowok.gov, or 918-259-7000 ext. 5278

Please respond within 10 days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW


Michael L. Spurgeon
City Manager

MLS/ao
enc


By: Dave Cocolin, Manager