



July 11, 2025

ARMORY LLC
PO BOX 472106
TULSA, OK 74147

RE: 9TH STREET-NEW ORLEANS STREET TO WASHINGTON STREET, PROJECT NO. ST23280
PROJECT PARCEL #: 33.0, 33.A

Mr. [REDACTED] Dave 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:

Permanent Right of Way: 3,387 SQUARE FEET (SF) @ \$2.60 SF = \$8,806.20
Temporary Construction Easement: 1,446 SF @ \$2.60/SF X 10% = \$375.96
Total Just Compensation Amount (Rounded) = \$9,190

By your signature on this letter, you have accepted the City's offer of \$9,190.00. 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

By:

MLS/ao
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