



June 5, 2025

Amanda and Dennis Almy  
12824 S 145th E Ave  
Broken Arrow, OK 74011

**RE: ASPEN AVENUE ROADWAY IMPROVEMENTS: SHREVEPORT TO TUCSON,  
PROJECT NO. ST2031, PARCEL NO. 7.0, REVISED OFFER LETTER**

**PROPERTY ADDRESS: 12824 S 145th E AVE., BROKEN ARROW, OK 74011**

Mr. and Mrs. Almy,

The City of Broken Arrow has made changes in the amount of land required for this project. The numbers reflect this change. With a fair market value for the portion to be acquired now completed, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is being made by the City subject to City Council approval:

Fee simple, Permanent Right of Way: 8,355.65 Square Feet (SF) @ \$2.00 SF = **\$16,711.30**  
Improvements: Landscaping: (one tree) \$2,000, Asphalt driveway 278 SF x \$5.00 = \$1,390.00,  
Fence relocation \$5,053.05 and electrical work \$4,722.31= Total **\$13,165.36**  
Cost to Cure: Replace package box in concrete, relocate light pole = **\$1,500.00**  
Settlement Costs: **\$8,355.65**  
Total Just Compensation Amount (Rounded) = \$39,730.00

By your signature on this letter, you have accepted the City's offer of \$39,730.00. Please return this document in the self-addressed-stamped-envelope for further processing. Please contact Karen Pax if you have any questions about this offer. Her direct number is 918-259-7000 ext. 5435, or 918-576-4506. Please respond within 10 days of receipt of this letter.

Respectfully,  
**CITY OF BROKEN ARROW**

Michael L. Spurgeon  
City Manager

MLS/klp  
enc

Amanda Almy

Dennis Almy