



ARKANSAS VALLEY PROPERTIES

8336 E. 73RD STREET

TULSA, OKLAHOMA 74133

918/252-0508

TO: Michael Skates, Development Services Director, City of Broken Arrow

DATE: 24 April 2018

FROM: Weister Smith

SUBJECT: 19223 E. 101<sup>st</sup> Street South, Broken Arrow

Dear Michael:

I am in receipt of your April 23<sup>rd</sup> e-mail wherein you advised us you are placing the subject property back on for public hearing and demolition.

We were advised that unless we could acquire approximately an additional 75' X 500', we would not be able to build on our property. This additional property is required because the City of Broken Arrow requested us to give up extra right-of-way at our expense. Also, we would be required to build on-site detention and would not allow a "fee in lieu of" on just a single lot?

We agreed with AEP as to the amount of property to be purchased on March 15th. We followed up with AEP regarding the status on March 23<sup>rd</sup> and April 9<sup>th</sup> and received a response on April 20<sup>th</sup>. We have copied you on all e-mails so you would know we were proceeding.

Last Friday, LaDonna File with AEP/PSO informed us of the Broker's opinion of value on the additional property and Denise gave LaDonna approval to begin the process for us to acquire the property for \$20,000. Again, this occurred just last Friday, April 20<sup>th</sup>, and AEP/PSO's legal department is the party that begins the sale process.

We have proceeded on this as quickly as possible. We want some assurance we will be able to build as we are looking at a \$2,000,000 budget for our new store design. If the City is not going to let us build, why would we want to now remove the structure? I live in Broken Arrow and own the Fiesta Mart at 91<sup>st</sup> and Garnett. We were not required to consider fuel islands as "buildings" for this location.

I would like to request another brief meeting with you and those with the City of Broken Arrow you deem appropriate to clarify these issues, especially if we are now faced with another hearing on the building demolition. As you know, we have cleaned up the lot and removed most of the canopy.

Duff Thompson and I will return to Tulsa from the annual Car Wash Show on Saturday and would like to schedule a meeting when we return.

Sincerely,

A handwritten signature in black ink that reads "Webster O. Smith". The signature is fluid and cursive, with "Webster" on the top line and "O. Smith" on the bottom line.

Webster O. Smith

WOS/ddi

XC: Nicole Watts, KKT Architects  
Joe Williford and Larry Curtis – City of Broken Arrow  
Duff Thompson, AVP Metro Petroleum  
Karon Smith, Arkansas Valley Properties