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October 17, 2015

Mr. Larry Curtis
Plan Development Manager, City of Broken Arrow
220 S First Street
Broken Arrow, OK 74012

RE: Major Amendment PUD-17B
101st & Elm, Broken Arrow

Dear Mr. Curtis:

I know we spoke regarding the proposed major amendment to PUD-17B several weeks ago, but I wanted to also outline our concerns in writing. Oil Capital Commercial Real Estate Services has managed Vandever East Shopping Center since 1996 on behalf its owners who have owned the property since 1978. I say this only to point out that collectively we have a significant history with that retail submarket.

As you are aware, we have concerns about the amending the PUD for the use of a church. This seems to be in direct contradiction to the extensive (and much appreciated) efforts initiated earlier by the City to revitalize this intersection and ultimately increase sale taxes. A church not only does not generate sales taxes, but in fact becomes a black hole within a retail area in that it is extremely quiet except for Sunday afternoons. We are very excited to hear the results of the work being done by Jason Claunch and believe that with a little bit of help, the intersection of 101st and Elm can be restored to the vibrant, successful retail area it once was. We feel strongly that the church use will hinder this transition.

If you should have any questions or wish to discuss this further, please do not hesitate to call me. (c: 918 645-1629)

Best Regards,

Mike Schnake