

**SUBMISSIONS DUE:** October 28, 2022, 4:00pm

No submissions accepted after due date and time including delays by shipping or USPS

PO Box 900, Atoka OK 74525

Or hand deliver by deadline to:

Atoka City Hall, 353 E A St, Atoka

**Downtown Lot,**

**102 & 140 S Mississippi Ave**

Request for Proposals for  
Development of Atoka City  
Industrial Development Authority  
(ACIDA) – Owned Property

ATOKA CITY INDUSTRIAL DEVELOPMENT AUTHORITY

353 E A ST

PO BOX 900

ATOKA, OK 74525

## SECTION 1 Project Summary

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The Atoka City Industrial Development Authority (ACIDA) is seeking development proposals (Proposals) for the opportunity to purchase and develop ACIDA-owned property on at the intersection of Court and Mississippi (former Budget Inn). The property has an unusual survey line due to the adjacent property. There is currently an easement on the parking lot. See the survey map attached.

### DEVELOPMENT VISION

The vision for the property's development is still emerging and ACIDA will look at Developer proposals and prioritize them according to:

- Aesthetics
- Sales Tax (including Lodging Tax) producers
- Purchase Price
- Requested Incentives
- Full corner purchase
- Construction start date and completion date

This property is located in the Atoka Downtown Increment District No. 1, City of Atoka. The link to the Project Plan and Program Plan for the Tax Increment Finance District is located at [www.atokaok.org](http://www.atokaok.org), economic development, **Atoka Downtown Development and TIF Documents**. [Downtown Atoka – Atoka Economic Development \(wordpress.com\)](http://DowntownAtoka-AtokaEconomicDevelopment.wordpress.com) Hard construction costs over \$500,000 may qualify for TIF District Incentives, which may include: Property Tax rebates and possible sales tax rebates (reserved for major sales tax producers) of up to 1.5% for an approved length of time.

The property previously held the Budget Inn of approximately 11,000 sq ft. The remaining property on this corner (116 & 182 E Court St) may be purchased from the adjacent owner. Contact ACIDA for the owner's contact information.

Atoka is located approximately 2.5 hours from Oklahoma City, Tulsa, Dallas TX, and Ft Smith AR. Hwy 69/75 has a traffic count of ~23,800 vehicles per day, with additional peaks during the holidays. Reba's Place, set to open late 2022, is estimated to bring an additional 2,500 visitors per week day and up to 5,000 visitors per Friday, Saturday, and Sunday.

## SECTION 2 Site Overview

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See Survey Attached. No environmental studies have been completed on this property. No additional information on the property is available. If a developer or project is chosen, the entity awarded the project will need to request the time needed to complete their due diligence prior to closing.

### GENERAL PROJECT COMMENTS / STANDARD CONDITIONS OF APPROVAL

The intended outcome of this Request for Proposals ("RFP") process is the development of an Exclusive Right to Negotiate agreement ("ERN") that will establish terms and conditions, and further define the scope,

design, overall use and development of the Project upon which the selected Developer can develop the preferred project on the ACIDA Parcel.

During the RFP period, Developers and their employees, agents or representatives, shall have the right of reasonable access to the ACIDA Parcel during normal business hours for the purposes of inspecting the ACIDA Parcel, and otherwise conducting due diligence to ensure that the ACIDA Parcel is suitable for Developer's intended use. Notwithstanding anything else in this Request for Proposals, Developer shall defend, indemnify and hold the City of Atoka and Atoka City Industrial Development Authority, its employees, officers and agents, harmless from any injury, property damage or liability arising out of the exercise by Developer of this right of access.

All responses must have a construction beginning date and completion date. A Redevelopment Agreement with claw backs, such as first right of refusal, and penalties if failure to meet deadlines, will be required before closing.

### SECTION 3 General Information

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All submissions must be made by hardcopy and received by the date listed on the cover of this Request For Proposal. No electronic submissions will be accepted. All questions concerning this RFP and the Development Project will be directed to the ACIDA Director, Carol Ervin, ofc 580.889.6575, carol.ervin@atokaok.org with RFP Downtown Lot, 102 & 140 S Mississippi Ave, in the subject line.

All submissions must be hard copies.

Hand Delivered Submissions (must receive receipt noting date/time delivered)

Atoka City Industrial Development Authority / RFP Downtown Lot, 102 & 140 S Mississippi Ave  
c/o City Hall  
353 East A St  
Atoka, OK 74525

USPS

Atoka City Industrial Development Authority / RFP Downtown Lot, 102 & 140 S Mississippi Ave  
c/o City Hall  
PO Box 900  
Atoka, OK 74525

Mailed submissions will not be accepted past the deadline, regardless of the date mailed.

### SECTION 4 Timelines

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Release Request for Proposals	September 20, 2022
Deadline for Submittal of Proposals	October 28, 2022, 4:00pm
Evaluation of Submission by ACIDA	November 11, 2022 4:00pm
Preliminary presentations to ACIDA Board	November 21, 2022 6:00pm
Developer(s) contacted	December 9, 2022
ACIDA Board Considers Exclusive Right to Negotiate	December 19, 2022

## SECTION 5 Inquiries

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Please direct all inquiries concerning this RFP to:

Carol Ervin, ACIDA Director  
Office Location: 983 W Liberty Rd  
P.O. Box 900  
353 E. A Street  
Atoka, OK 74525  
Office: 580.889.6575  
Cell: 580.364.4722  
Email: carol.ervin@atokaok.org

The City of Atoka and ACIDA will not be liable for any expenses incurred by Developers responding to this solicitation. All material submitted will be kept by ACIDA.

## SECTION 6 Standard Terms and Conditions

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The City of Atoka and ACIDA will not be liable for any expenses incurred by Developers responding to this solicitation. All material submitted will be kept by ACIDA.

ACIDA has the sole authority to select a Developer for this project and reserves the right to reject any and all proposals and to waive any informality or minor defects in proposals received.

ACIDA reserves the right to retain all proposals submitted and to use any ideas in a proposal, regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposing Developer of the conditions contained in this Request for Proposals, unless clearly and specifically noted.

ACIDA will not pay for any information requested, nor is it liable for any costs incurred by the Developers in preparing and submitting proposals.

### PUBLIC RECORD

Proposals received will become the property of the City of Atoka and ACIDA. All proposals, evaluation documents, and any subsequent contracts will be subject to public disclosure per the "Oklahoma Public Records Act". All documents related to this solicitation will become public records once discussions and negotiations with proposers have been fully completed and an award has been announced.

Appropriately identified trade secrets will be kept confidential for two years from date of submission to the extent permitted by law. Any proposal section alleged to contain proprietary information will be identified by the proposer in boldface text at the top and bottom as "PROPRIETARY." Designating the entire proposal as proprietary is not acceptable and will not be honored. Submission of a proposal will constitute an agreement to this provision for public records. Pricing information is not considered proprietary information.

## RFP ADDENDA

The City may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda and it is the Developer's responsibility to understand and comply with any addenda to this solicitation. Addenda will be posted on the City's website, [www.atokaok.org](http://www.atokaok.org), under Bids / RFPs or vendors may contact ACIDA:

Carol Ervin  
ACIDA Director  
P.O. Box 900  
353 E. A Street  
Atoka, OK 74525

Office: 580.889.6575

Cell: 580.364.4722 (preferred)

Email: [carol.ervin@atokaok.org](mailto:carol.ervin@atokaok.org)

## SECTION 11: CIVIL RIGHTS COMPLIANCE/EQUAL OPPORTUNITY ASSURANCE

Developer will be in compliance with the applicable provisions of the Americans with Disabilities Act of 1990, and will be an equal opportunity employer as defined by Title VII of the Civil Rights Act of 1964, including the Oklahoma Fair Employment and Housing Act. As such, Developer will not discriminate against any person on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, age or sex with respect to hiring, application for employment, tenure or terms and conditions of employment. Developer agrees to abide by all of the foregoing statutes, regulations, ordinances and resolutions.

## SEE APPENDICES – IN SEPARATE DOCUMENTS

- A. PROPOSAL INFORMATION & PUBLIC DISCLOSURE STATEMENT
- B. Survey

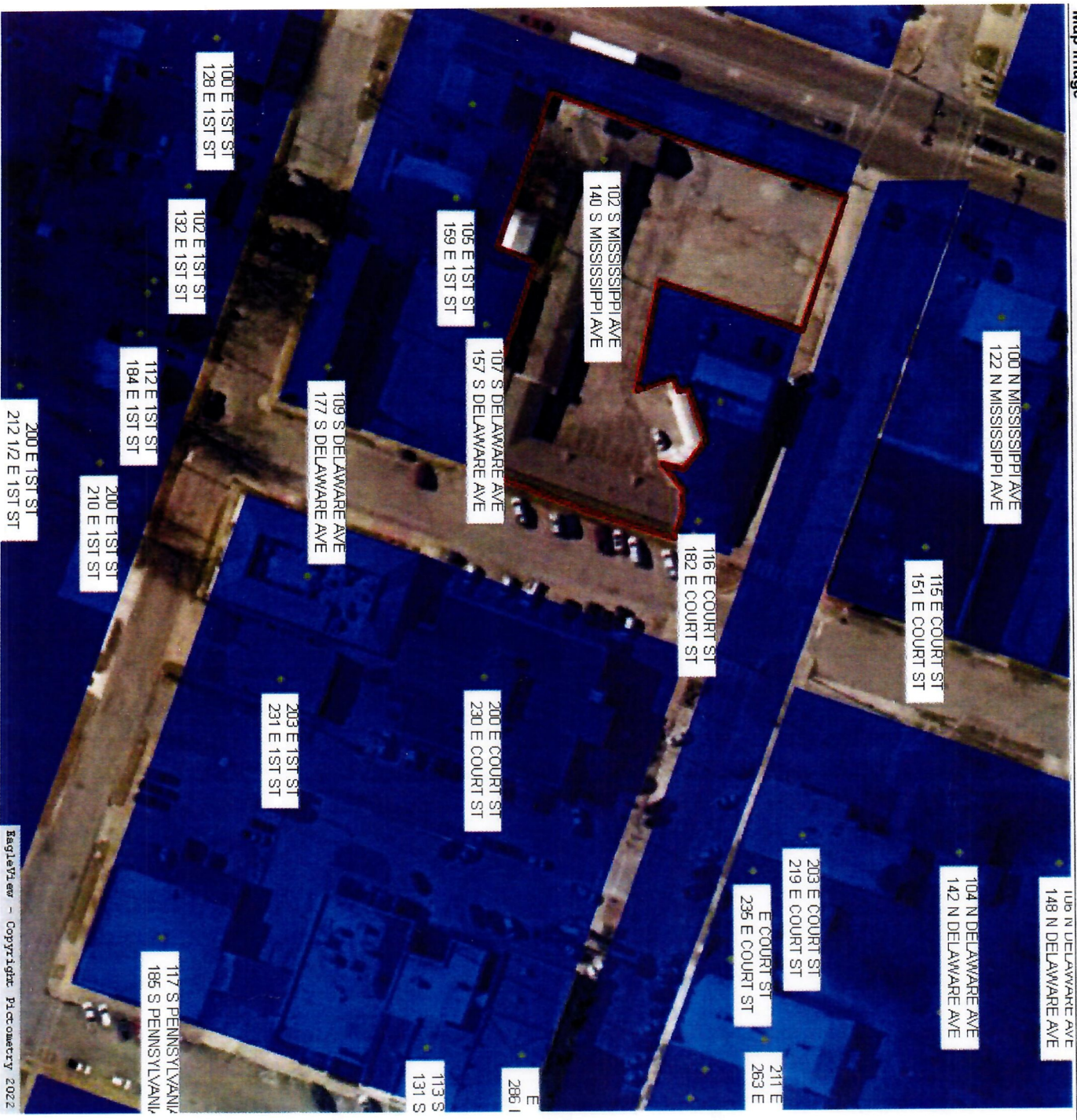


# Atoka

## Map Image

Data provided by Joe McClour County Assessor

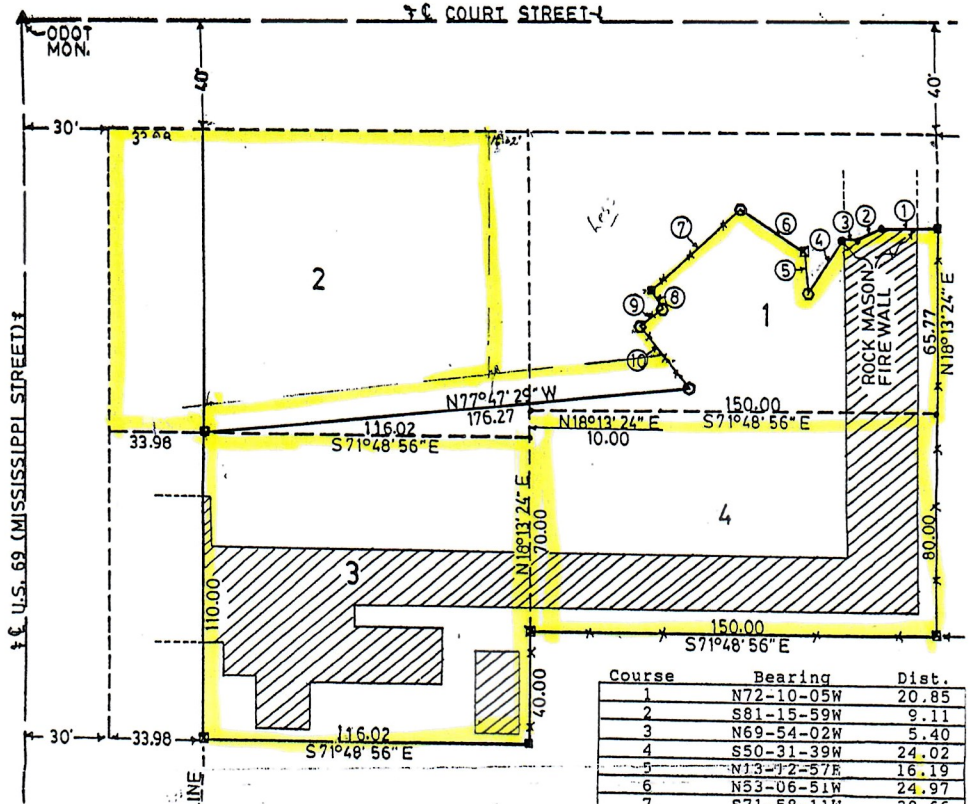
Map Image



Date 08/09/2022  
Time 09:44:14  
Latitude -96.1278144  
Longitude 34.3855493

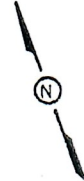
DON BASKIN SURVEYING  
 CA 2152 LS (expires 6/30//97)  
 705 N.E. "E" Street  
 Antlers, Ok. 74523  
 405-298-3713

I-2013-001109 Book 0831 Pg.11  
 11/07/2012 10:58 am Pg 0009-0011  
 Fee: \$ 17.00 Doc: \$ 841.50  
 Christie Henry - Atoka County Clerk  
 State of Oklahoma



Course	Bearing	Dist.
1	N72-10-05W	20.85
2	S81-15-59W	9.11
3	N69-54-02W	5.40
4	S50-31-39W	24.02
5	N13-12-57E	16.19
6	N53-06-51W	24.97
7	S71-58-11W	38.66
8	S19-30-18E	7.09
9	S69-49-33W	10.76
10	S19-07-22E	27.73

- LEGEND**
- ▲ = ODOT Brass Cap
  - = 80-D Spike Set
  - = P.K. Nail Set
  - = Fence Corner
  - ⊗ = "x" on Concrete
  - = Nothing Set
  - = Fence



Control for this Survey is 1  
 ODOT (Survey Division) Plans  
 for U.S. Highway 69 Widening

Bearings on this Survey are  
 Bearings from ODOT Plans

SCALE=1" (INCH)=40' (FEET) ODOT= Okla. Dept. of Transp.

This Plat of Survey meets Oklahoma Minimum Standards as adopted by  
 the State Board of Registration for Professional Engineers and  
 Land Surveyors.

**PROPERTY DESCRIPTION**

Lot 3 less the West 33.98', All of Lot 4 and a part of Lots 1  
 and 2 described as follows: Beginning at the Southeast Corner  
 of Lot 1; thence N18-13-24E a dist. of 65.77'; thence N72-10-05W  
 a dist. of 20.85'; thence S81-15-59W a dist. of 9.11'; thence  
 N69-54-02W a dist. of 5.40'; thence S50-31-39W a dist. of 24.02';  
 thence N13-12-57E a dist. of 16.19'; thence N53-06-51W a dist.  
 of 24.97'; thence S71-58-11W a dist. of 38.66'; thence S19-30-18E  
 a dist. of 7.09'; thence S69-49-33W a dist. of 10.76'; thence  
 S19-07-22E a dist. of 27.73'; thence N77-47-29W a dist. of 176.27'  
 to a point on the East R/W Line of U.S. Highway No. 69 and the  
 South Line of Lot 2; thence S71-48-56E a dist. of 116.02' to the  
 S.E. corner of Lot 2; thence N18-13-24E a dist. of 10.00' to the  
 S.W. corner of Lot 1; thence S71-48-56E a dist. of 150.00' to the  
 Point of Beginning, All being a part of Block 35 of the Original  
 Town of Atoka, Okla.

**SURVEYOR'S CERTIFICATE**

I, Don E. Baskin a Registered Land Surveyor, hereby certify that  
 this plat accurately represents my survey of the hereon described  
 property and that all bearings and distances shown hereon are  
 true and correct to the best of my knowledge.



**ATOKA CITY INDUSTRIAL DEVELOPMENT AUTHORITY (ACIDA)  
PROPOSAL INFORMATION & PUBLIC DISCLOSURE STATEMENT  
ATTACHMENT A**

This form must be completed by parties buying property from the Atoka City Industrial Development Authority. Attach additional information as needed or as required. If you attach confidential material, clearly identify if the attachments are proprietary.

**PROPERTY: DOWNTOWN LOT, 102 & 140 S MISSISSIPPI AVE**

**OFFER INFORMATION**

Offer Price: \$

Contingences:

**BUYER IDENTIFICATION Attach additional page if multiple owners**

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Primary Contact \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Legal Entity  Individual(s) If multiple, identify  Corporation  LLC  Partnership

Other \_\_\_\_\_

If not an Oklahoma corporation/partnership, state where organized: \_\_\_\_\_

**DEVELOPMENT TEAM**

Developer \_\_\_\_\_

Community Partners \_\_\_\_\_

Architect \_\_\_\_\_



**ATOKA CITY INDUSTRIAL DEVELOPMENT AUTHORITY (ACIDA)  
PROPOSAL INFORMATION & PUBLIC DISCLOSURE STATEMENT  
ATTACHMENT A**

Contractor \_\_\_\_\_

Other Members \_\_\_\_\_

Describe team expertise and experience (provide attachments as necessary)

Other team projects

**List up to 3 projects**

**PROJECT DESCRIPTION**

Describe scope of work/proposed improvements  
Attach additional information

**Attach Concept site plan and additional information. The concept should show a rough schematic or elevation when viewing the property from Mississippi (Hwy 69/75) and an elevation from Court St.**

**ATOKA CITY INDUSTRIAL DEVELOPMENT AUTHORITY (ACIDA)  
PROPOSAL INFORMATION & PUBLIC DISCLOSURE STATEMENT  
ATTACHMENT A**

Proposed Use: \_\_\_\_\_

**PROJECT BUDGET & FINANCING STRATEGY**

<b>Budget Summary</b>	Property Acquisition (public and private)	\$ _____
	Expenses	
	Soft Costs	\$ _____
	Hard Costs	\$ _____
	Financing Charges	\$ _____
	Total Cost	\$ _____

Budget Source:  Developer  Architect  Contractor  Other: \_\_\_\_\_  
Financing: Property purchase will be:  Financed  Cash  
Construction costs will be:  Financed  Cash

**ESTIMATED SCHEDULE**

Final Plan / Specification Preparation: \_\_\_\_\_  
Bidding, Contracting, & Firm Financing Approval: \_\_\_\_\_  
Construction / Rehabilitation: \_\_\_\_\_  
Occupancy Projected Dates: \_\_\_\_\_

**ATOKA CITY INDUSTRIAL DEVELOPMENT AUTHORITY (ACIDA)  
PROPOSAL INFORMATION & PUBLIC DISCLOSURE STATEMENT  
ATTACHMENT A**

**CONFLICT OF INTEREST DISCLOSURE AND STATEMENTS OF CO-OPERATION**

Buyer covenants that no member of ACIDA or the City Council of the City of Atoka, nor any of its officers or employees, has any interest in the Buyer or the intended redevelopment of the property, except as follows: \_\_\_\_\_.

(Answer None if no conflict of interest exist)

**BUYERS CERTIFICATE AND ACKNOWLEDGEMENT**

Buyer certifies that as individual or member of a corporation or partnership is not now and will not be at closing in violation of the following policies:

- Delinquent taxes due the City, county, or State of OK
- Building code enforcement violations that are not being actively abated
- Been convicted of violating an order of Code Enforcement within the previous 24 months
- Been convicted of a felony crime that affects property or neighborhood stability or safety
- Have an outstanding judgment to the City

We certify that this Statement for Public Disclosure is true and correct and we understand ACIDA policies.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date