



Core Engineering Group, PLLC

200 E. 16th Street, Suite # 150

Yuma, Arizona 85364

voice 928-344-5931

fax 928-344-5932

www.CoreEngineeringGroup.com

MEMORANDUM

Date: February 13, 2020

To: Jose Guzman, Planner
City of San Luis

From: Kevin L. Burge, P.E.

Re: Development Agreement
Magrino Industrial Park Unit No. 3

Thank you for meeting with us yesterday. Pursuant to our discussion and on behalf of our client, GYPA, we would respectfully request the following items be included in the development agreement between the Greater Yuma Port Authority and the City of San Luis regarding the development of Magrino Industrial Park Unit No. 3:

1. Defer requirement for the improvement of the roadway depicted as “future” south of Lot 2 until the next unit is developed. This roadway may need to change as the GYPA in collaboration with GYEDC has recently courted other large industrial developments. By not building this roadway now, maximum flexibility remains for constructing it to the needs of a future developer. This will conservatively save approximately \$300,000 in construction costs.
2. Defer the extension of Port Authority Avenue to the southerly edge of Lot 1 until the next unit is developed. The roadway as currently proposed in construction plans provides the minimum required access to Lot 1 and Lot 2. Any further extension of it really isn't needed to access lots or improve function of the development. This will also provide similar savings, proportional to its length.
3. Defer the construction of the eastern screen wall Lots 4 – 13 for up to two years or until each respective one acre lot develops. This wall will be built but the Greater Yuma Port Authority would like to generate some revenue from sales of lots to help support the cost of construction of this element.

Please let myself, or our client Buna George/GYPA, know if you have any questions or concerns.