



Core Engineering Group, PLLC

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MEMORANDUM

Date: October 5, 2020

To: Jose Guzman, Director of Planning Zoning
Jenny Torres, Economic Development Manager

From: Kevin Burge, P.E.

Re: Magrino Industrial Park Unit No. 3

On behalf of the Greater Yuma Port Authority, we are following up on our meeting on 9/30/20 to summarize and propose possible action regarding the noted subdivision. As discussed, the bid prices came in above the expected estimate for the noted project, and there are some current limits on available capital to complete the construction for the project.

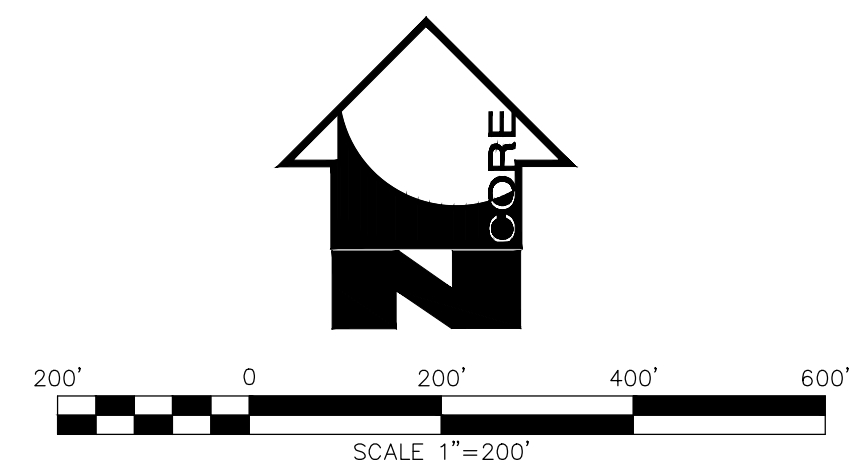
To meet all obligations to construct improvements for the subdivision, GYPA is proposing a phased approach for Unit 3. Depending on final funding available there are two parts, Phase A and B, that will get built later. The "Base Phase" would be built immediately and provide the access for Labrie, and meet emergency access requirements.

The phased approach is planned as follows:

- Base Phase: Immediate construction with available funding for construction.
- Phase A: Funded by construction loan.
- Phase B: Funded by ACA Grant

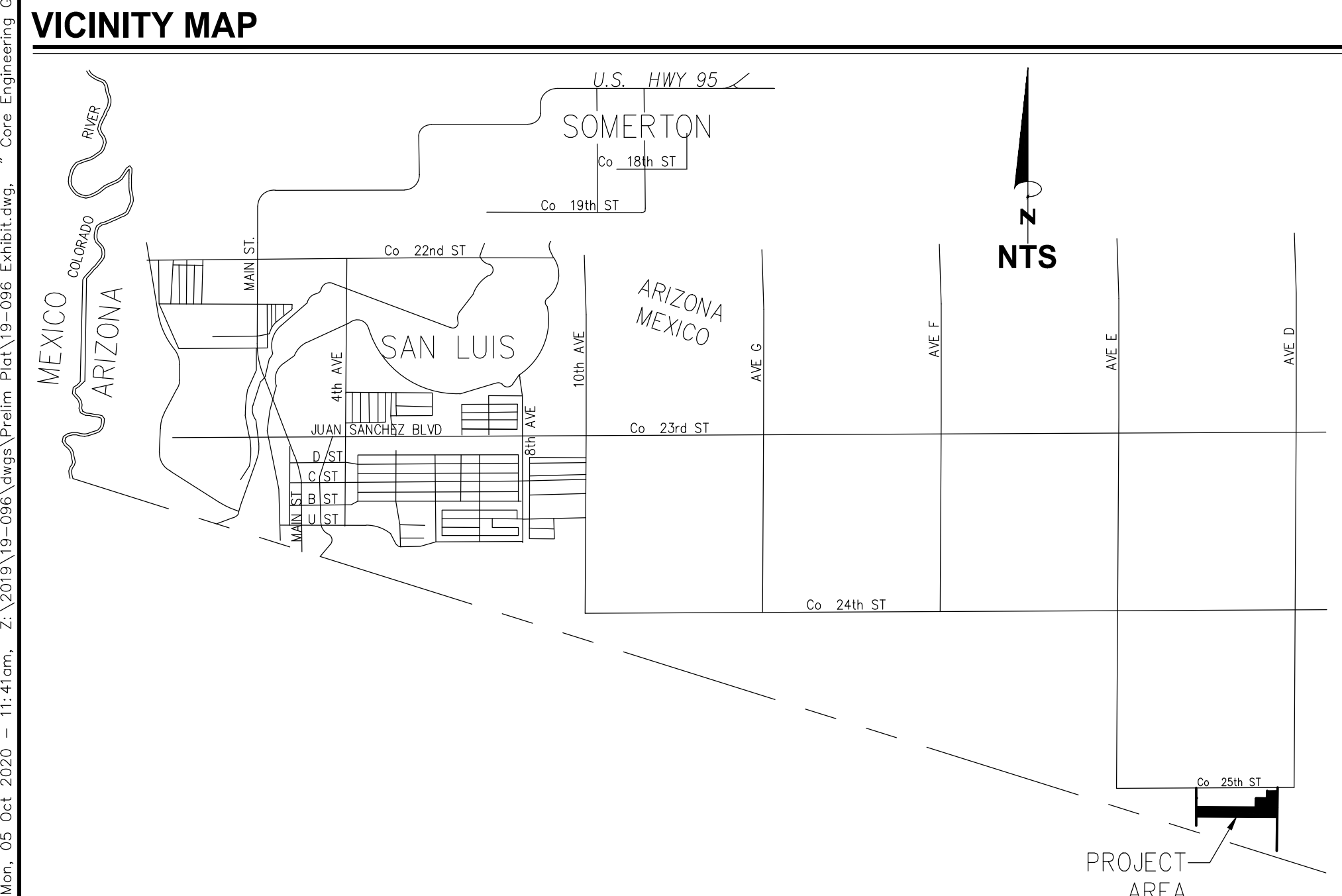
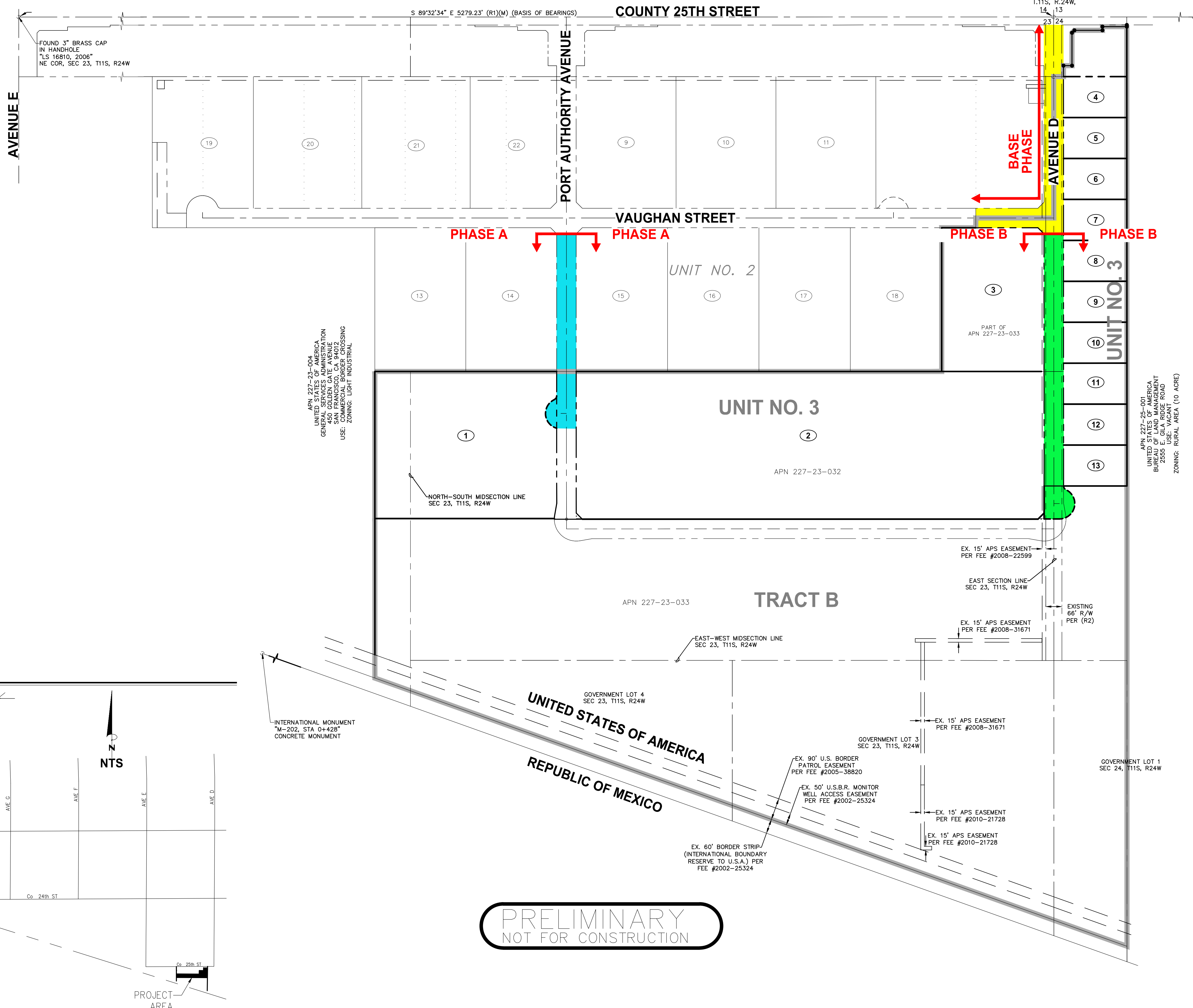
See attached exhibit for reference.

Mon, 05 Oct 2020 - 11:41am, Z:\2019\19-096_Stage\Prelin_Plan\19-096_Stage\Exhibit.dwg, Core Engineering Group, PLLC



LEGEND

- SUBDIVISION BOUNDARY
- FOUND SURVEY MONUMENT AS NOTED
- SET SURVEY MONUMENT AS NOTED
- - - CENTER / SECTIONAL LINE
- EXISTING LOT LINE
- NEW LOT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - NEW RIGHT-OF-WAY LINE
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- APN-000-00-000 ASSESSORS PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- ① NEW LOT NUMBER
- - - NEW LOT SETBACK LINE
- - - NEW EASEMENT



**MAGRINO INDUSTRIAL PARK
UNIT NO. 3
CITY OF SAN LUIS
YUMA COUNTY, ARIZONA**

EXHIBIT

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CORE

DRAWING RECORD:

No.	DATE

Date: SEPT. 2020
Designed: K.L.B.
Drawn: J.M.G.
Checked: D.J.N.
Proj. No.: 19-096

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SHEET

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