



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Joe Stephenson
Date: 7-06-2023
Re: Offer to Purchase – Ready Mix

Adam Figurin, on behalf of the Owner of Ready Mix, has submitted an offer to purchase for Parcel 32212300. Parcel 32212300, also known as Lot 7 of New Prosperity Industrial Park, is Zoned Industrial and listed for \$127,800.00. The lot is 4.258 acres but due to floodplain constrictions, ~1.6 acres are buildable. The applicant is proposing to build a 2,400 square foot industrial facility. The building would be used for sand and gravel processing in concrete mixtures.

Since the last industrial park meeting the applicant has submitted a new offer to purchase. The applicant has agreed to fence and screen any exterior storage as well as pave the front parking lot. The new offer is at a slightly reduced amount, - \$22,200. The applicant has done a wetland delineation of the property and found additional wetlands that we were not aware of. Do to the increased wetlands the applicant would like the price of the lot reduced.