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Tom Buford  
Mayor Pro Tem  
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Redevelopment  
Division

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## Staff Report

ITEM  
NO.

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**To:** Lemoore City Council  
**From:** Judy Narbaitz, Redevelopment Project Manager  
**Date:** July 11, 2006  
**Subject:** Amendment to Real Property Purchase and Sale Agreement and Joint Escrow Instructions

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**Discussion:**

Attached, please find a copy of the original purchase agreement between the City of Lemoore and Richard and Carolyn Gress for the purchase of two parcels totaling approximately 4.6 acres in the Lemoore Industrial Park dated July 21, 2004. Also attached is a letter from Mr. Gress requesting an extension for the completion of Phase I. Per the Agreement, Phase I of the project should have been completed by July 1, 2006 and Phase II is to be completed no later than two years after completion of Phase I. According to conversations with Mr. Gress, the project has taken longer than expected due to his desire to complete his other projects that are underway in surrounding communities.

Mr. Gress submitted a Site Plan Review application to our Planning Department on March 2, 2006, but it was deemed incomplete and returned to him. He has since resubmitted and is currently awaiting review.

Staff recommends that Mr. Gress be granted a six-month extension for the completion of Phase I, which is January 1, 2007. However, Mr. Gress should be held to the original timeline for the completion of Phase II, which is no later than July 1, 2008. Since Mr. Gress has defaulted on the terms of the original Agreement, if Mr. Gress declines to commit to this new timeline, the City may want to exercise its right to cause the property to revert back to the City at the same price that it was sold to him.

**Budget Impact:**

None.

**Recommendation:**

That Council approve the Amendment allowing a six-month extension for the completion of Phase I and that Phase II be completed no later than July 1, 2008 contingent upon Mr. Gress committing to the new timeline, otherwise the property will revert back to the City.