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**Redevelopment
Division**

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Staff Report

**ITEM
NO.** 7

To: Lemoore City Council
From: Judy Holwell, Redevelopment Project Manager
Date: February 9, 2007
**Subject: Amendment to Contract for Conveyance and Development
Coker Ellsworth – “E” Street Restaurant & Offices**

Discussion:

Attached, please find a copy of the Contract for Conveyance and Development (Contract), dated September 9, 2005, between the City of Lemoore and Coker Ellsworth Development, LLC for the purchase of a vacant lot on “E” Street (APN No. 020-053-003) to construct a two-story building consisting of a restaurant on the first floor and offices upstairs. According to the terms of the Contract, Mr. Ellsworth agreed to have the building completed 18 months from the date escrow opened, which is March 9, 2007. Mr. Ellsworth will not be able to meet this timeline; however, he has already received site plan approval and he intends to request a building permit before the end of February. Mr. Ellsworth still intends on moving forward with this project and is requesting an extension.

Mr. Ellsworth has been diligently pursuing his approvals and is very close to pulling a building permit. Approval of the Site Plan took nearly a year due, in part, to delays caused by having to reverse the layout of the building as required by City staff. Due to the complexity of the building (i.e. two-story), staff suggests that Mr. Ellsworth be granted a 12-month extension. Amendment No. 1 (attached) provides for completion of the project to occur by March 9, 2008.

Budget Impact:

None.

Recommendation:

That Council approve Amendment No. 1 which extends the timeline for completion of the project to March 9, 2008.