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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:**                **March 11, 2008**  
**Subject:**            **Amendment No. 2 to Contract for Conveyance and Development  
Coker Ellsworth – “E” Street Restaurant & Offices**

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### **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 or residential upstairs. According to the terms of the Contract, Mr. Ellsworth agreed to have the building completed 18 months from the date escrow opened, which would have been March 9, 2007. Due to the boom in construction, Mr. Ellsworth was unable to have the design and engineering completed in a timely manner and therefore Mr. Ellsworth was not able to meet his original timeline. He applied for and was granted a 12-month extension.

Mr. Ellsworth completed the design/engineering phase and began excavation of the lot. The project came to a stand still when unforeseen circumstances on the lot were discovered (e.g. foundation from a prior building were buried under the parking lot, footings for the adjoining building encroach over the property line). Upon learning of the obstacles and needing to find a site for his restaurant tenants, Mr. Ellsworth struck a deal to purchase Jasper’s Saloon. Immediately upon close of escrow, Mr. Ellsworth and his tenants began extensive improvements and plan to be open for business in time for Easter.

At this time, Mr. Ellsworth is requesting that Council approve a two-year extension to complete the project. Amendment No. 2 (attached) provides for completion of the project to occur by March 9, 2010.

### **Budget Impact:**

None.

### **Recommendation:**

That Council approve Amendment No. 2, which extends the timeline for completion of Coker Ellsworth’s project to March 9, 2010.