



# **GOLDEN URBAN RENEWAL AUTHORITY**

## **Memorandum**

**To: GURA Board of Commissioners**  
**From: Mark Heller**  
**Date: 7/21/05**  
**RE: Dauer Haswell/Lot A purchase proposal discussion points**

I met this morning with Jim Dauer and Brad Haswell regarding their proposal to purchase Lot A. This memo reflects that conversation and accompanies a proposed and attached development schedule.

Dauer Haswell Development Team will:

1. Build the proposed building and streetscape improvements consistent with the attached drawings.
2. To attempt to find tenants that are supportive of the community based mix of retail and professional office users already found in the Golden Downtown Core. Target tenants include such retailers as locally owned restaurant, bookstore, small specialty market, boutique clothier, art gallery, and so on.
3. To work with GURA to move the north property line approximately 5 feet north to the face of the existing parking garage. To construct a fire rated masonry wall between the existing parking garage building and this new commercial building, adequate to meeting the building code requirements for separation between these two structures.
4. To move Dauer Haswell Architecture Group to this project as soon as the building is ready for occupancy.
5. To work with GURA to establish practical goals for meeting LEED's compliant guidelines.

GURA / City of Golden Team will:

6. Transfer ownership of the property with clean title known as Lot A to Dauer Haswell at no cost. Transfer of title to coincide with start of construction.
7. To move the north property line approximately 5 feet north to the face of the existing parking garage. GURA to be responsible for processing necessary documents through the City of Golden by November 15, 2005.
8. To remove the restriction of the 10 foot wide "no build" zone between the existing parking garage structure and this new building. GURA to be responsible for

processing necessary documents through the City of Golden by November 15, 2005.

9. Pay for the relocation of the water line which currently feeds the sprinkler system for the parking garage. Work for the relocation to be done by Dauer Haswell's contractor in conjunction with the construction of the building. Cost to be determined, approx. \$20,000.
10. Pay for the relocation of the electrical switch gear which is currently located on the south wall of the parking garage to a mutually acceptable location. Work for the relocation to be done by Dauer Haswell's contractor in conjunction with the construction of the building. Cost to be determined, options include \$9,000, \$15,000, or \$25,000.
11. Dedicate up to 60 parking spaces on the ground level of the parking garage for use by the tenants of the Dauer Haswell building.
12. Provide Survey and Environmental reports if required, approx. \$2,000.