

MAY 2005

news is good, bad in Suwannee

■ Plans for a state prison are out, but a manufacturer will create 175 jobs.

By KAREN VOYLES
Sun staff writer

Suwannee County is not getting 305 new state jobs the rural county has spent years trying to attract, but the largest private employer in the county is within months of hiring an additional 175 workers.

The state budget signed by Gov. Jeb Bush at the end of May did not include any money to build a new state prison near Wellborn that was projected to open in 2008 and eventually house 2,022 inmates. Instead, the prison construction budget for the upcoming fiscal year will be spent to add beds at existing prisons around the state.

Meanwhile, Gold Kist Inc.

PALATKA: New call center will create 430 jobs

— Precision Response Corp. will set up its newest call center in this Northeast Florida city, creating 430 jobs, the company said Wednesday.

The Fort Lauderdale-based company operates call centers in the United States, Dominican Republic, India and the Philippines. It manages telephone and e-mail services for clients including Expedia, American Express, Hotels.com, Match.com, AT&T, British Airways, DirectTV, FedEx and AARP, among others.

The company will invest \$4.2 million in renovating an existing 43,000-square-foot facility in rural Putnam County.

John G. Hall, PRC's top executive, said Palatka was chosen because of "the strong talent available that matches our business needs."

— The Associated Press

DOWNIZING PRISONS: HOW TO REDUCE CRIME AND END MASS INCARCERATION, by Michael Jacobson (New York University Press; 292 pages; \$29.95). Uses case studies from California, Connecticut, Louisiana, and New York City to examine ways of decreasing the prison population, including not imprisoning nonviolent offenders and changing parole and probation systems to

has begun work on a \$45 million, 170,000-square-foot expansion of its existing Live Oak chicken processing plant. The expansion is scheduled to be completed next spring when the company anticipates hiring 175 new workers.

Expansion under way

AT A GLANCE

■ Gold Kist Inc. has begun work on a \$45 million, 170,000-square-foot expansion of its existing Live Oak chicken processing plant.

“Those prison jobs are something that people were looking forward to,” said Dennis Cason, president of the Suwannee County Economic Alliance.

Most people who go to work for the Department of Corrections begin as a correctional officer, a job with a starting pay

JOBS on Page 3B

JUNE, 2005

■ **Hold that jail:** Alachua County commissioners may yet consider building an addition to the Alachua County jail but first they want to know about all options.

Commissioners want the Public Safety Coordinating Council — which includes representatives from various criminal justice agencies — to have a special meeting to review how suspects and convicts can be kept out of the jail to reduce the need for costly new lockup space.

How costly? Anywhere from maybe \$2 million for a barracks building to \$12 million for a regular facility. Some alternatives could include writing notices to appear for minor offenses such as open container violations rather than hauling the offender to jail.

“One reason for the (coordinating council) is to look for ways to reduce the jail population,” Commissioner Rodney Long said. “I’m not willing to start funding an expansion of the jail until I’m confident all of the alternatives have been explored.”

Continued from 1B

of \$29,031 after about six months of training.

The jobs that Gold Kist will create with its expansion, Cason said, “are going to make a difference for our county.”

According to Cason, Suwannee County’s nearly 38,000 residents have an unemployment rate of just over 4 percent. Gold Kist is already the county’s largest employer with a workforce of 1,754 — more than twice as many workers as the county’s next largest employer. The school district has about 725 on its payroll.

County Coordinator Johnny Wooley said finding out that the county was not getting a prison after years of lobbying for one was a disappointment.

“The land is still there for a prison, and the state still owns the land, so this could still happen somewhere down the road,” Wooley said.

“This issue for the Legislature this year was that it would be cheaper to expand at existing facilities than to build new ones, so this was strictly a financial issue.”

The wisdom of building a prison on the site has been controversial since the state began considering the plan in the early 1990s.

Save Our Suwannee, an environmental protection group, has consistently argued that the site is a wetlands area that serves as the headwaters of Rocky Creek. The group contends that existing wetland regulations are inadequate to protect the creek, which flows north to the Suwannee River.

State Rep. Dwight Stansel, who lives in Suwannee County, predicted the prison would eventually get built.

“We’ve already got prisons with lots of land around them and it is so much cheaper to build right around them than to start from scratch someplace else,” Stansel said. “By adding on to what is already there, you don’t need a new warden or any other recurring costs. But the time is going to come when they will need to build out here.”

Under the 2005-2006 state budget, the Department of

“The land is still there for a prison, and the state still owns the land, so this could still happen somewhere down the road.”

JOHNNY WOOLEY
Suwannee County Coordinator

Corrections will receive \$2.1 billion to house 88,462 inmates and employ 25,126 people. The prison inmate population is projected to grow to 91,165 by 2008.

To prepare for the increase, the construction part of the new budget will be used to phase in 3,451 prison beds and add 747 new positions as well as to continue work on another 2,866 prison beds expected to be available by 2008.

Prison construction included in the budget in North Florida includes a 131-bed addition in the Reception and Medical Center in Union County and 131 beds at the Taylor Correctional Institution Work Camps in Taylor County.

Stansel said the best employment news for his home county was that the jobs being added by Gold Kist are expected to pay more than minimum wage.

“The facility they are building is for shipping and for value-added products — things that people can take home and heat up to eat — so this is not minimum wage work, but better paying jobs,” Stansel said.

In a prepared statement, Gold Kist officials said the expansion would house a totally automated system that will allow the plant to place processed chickens in storage until they are needed by supermarkets.

The plant processes nearly 68 million chickens a year that have been grown on 175 nearby family owned farms. More information about the company is available on its Web site, www.goldkist.com. Gold Kist got its start as a farmers’ cooperative, but is now a publicly traded company.

04-21-05

Deadline for innocence

For many wrongfully convicted inmates, eliminating DNA testing dashes the last hope of clearing their names.

Is there a statute of limitation on innocence in Florida?

Yes, as a matter of fact, there is. And it's coming up soon: On Oct. 1, 2005.

It is a highly subjective and artificial deadline. And it is so arbitrarily unjust as to make a mockery of Florida's system of criminal justice.

After the date, state prison inmates who have already been convicted of a crime no longer will be able to use DNA testing to prove their innocence. After that date, it will simply no longer matter that Florida may have locked up an untold number of innocent people.

Nearly a quarter of a century ago — when DNA testing did not exist — a man named Wilton Dedge was convicted of rape in Brevard County. For 22 years, Dedge sat in prison and waged a desperate appellate battle to contest his conviction. When DNA testing of the evidence finally did prove that Dedge could not have committed the crime that sent him to prison, he was released.

This week, Dedge went to Tallahassee seeking compensation for nearly two decades spent behind bars. While visiting lawmakers, he also campaigned against the looming expiration of a state law that allows inmates access to DNA testing to clear their names.

"The issue is a no-brainer," he said. "We shouldn't even have to ask for more time (to get DNA testing). It must never be too late to prove your innocence."

But it soon will be too late. If there are indeed other Wilton Dedges — men or women convicted of crimes they did not com-

mit — still rotting away in Florida prisons, they no longer will be able to use DNA testing to get their convictions overturned after Oct. 1, 2005.

The irony is that if Florida allows the law that provides post-conviction access to DNA testing, it will hamper its ability to share in \$34 million in federal grants that Congress has earmarked specifically to assist states in improving the accuracy of DNA testing and helping defray the cost of post-conviction DNA tests.

That federal money was made available after President George Bush himself argued that, "In America, we must make doubly sure no person is held to account for a crime he or she did not commit — so we are dramatically expanding the use of DNA evidence to prevent wrongful convictions."

Unfortunately, Florida seems to be heading in the opposite direction: dramatically restricting the use of DNA evidence to free those who may have already been wrongfully convicted of a crime.

The Legislature has the ability to extend the Oct. 1 deadline for inmates to file applications for DNA testing, and it should do so before this session ends. With a backlog of hundreds of inmates still awaiting action on their claims, it would be a cruel mockery of justice to sever their appeals on what amounts to a legal technicality.

As a former prosecutor who knows full well that the criminal justice system is imperfect, state Sen. Rod Smith, D-Alachua, ought to be leading the charge to prevent Florida's statute of limitations on innocence from running out.

Saving neighborhoods

Quality urban neighborhoods don't just happen by accident; they must be nurtured and planned for. The creation of quality, sustainable neighborhoods is central to the success of Plan East Gainesville.

And there already are some positive things happening in that regard.

Lincoln Estates, for instance, has been steadily improving under the watchful eye of a highly organized and active neighborhood association.

Nearby public assets, such as Lincoln Middle School, with its highly regarded Lyceum magnet program, and Gainesville's G-TEC jobs incubator operation, already enhance the ability of Lincoln Estates and surrounding neighborhoods to attract better quality housing and improve property values.

Meanwhile, the city has been putting money into streetscaping and other infrastructure improvements in the NW 5th Avenue neighborhood in a revitalization program to transform that avenue into a mixed-use urban activity corridor.

But efforts to improve both Lincoln Estates and 5th Avenue are hampered by the proximity of two long-troubled subsidized housing developments.

Near Lincoln Estates, the controversial Kennedy Homes complex sits abandoned and boarded up, the worst outcome imaginable after a year-long conflict between city code enforcers and Kennedy Homes' corporate owner, the Colorado-based AIMCO.

Meanwhile, residents on 5th Avenue have long complained about drugs and other problems associated with the Gainesville Housing Authority's Seminary Lane complex.

This week, housing authority director John Cherry told the City Commission, "Seminary Lane has been a problem from day one. We have to do something about it."

Exactly what is to be done about Kennedy Homes and Seminary Lane is uncertain. Renovating or demolishing and rebuilding either could involve millions of dollars.

In many cases, poorly planned and badly designed high-rises or barracks-style projects have been replaced with townhouses, condos and attractive rowhouses.

Often, the new developments include a mix of market-rate and subsidized housing, so as to attract a more diverse socioeconomic mix of homeowners and tenants.

And in some cases, successfully transformed affordable housing developments have, in turn, induced private investors to build more expensive housing nearby.

Such a neighborhood transformation — Nielsen calls it a "renaissance" — must necessarily begin with a well-conceived strategic plan for turning troubled public housing into community assets.

To their credit, commissioners on Monday seemed to take a first step in that direction when they approved a series of motions intended to start the process of negotiation for the acquisition of Kennedy Homes and begin a search for consultants who have experience with transforming public housing.

And while funding remains the big unknown in this venture, the city isn't venturing into totally unfamiliar territory.

Past commissions, after all, managed to assemble something like \$13 million for the construction of the highly successful Cedar Grove development off Waldo Road.

"We want to see homes of great value, homes that enhance the neighborhood in the Cedar Grove model," Doris Edwards, chair of the Lincoln Estates neighborhood association, told commissioners.

No, now isn't the time to be preoccupied with sticker shock. First must come a master plan for the transformation of both Kennedy Homes and Seminary Lane.

A solid renaissance plan will, in turn, help attract the federal, state and private sector investment needed to make it a reality.

But Warren Nielsen was correct when he asked his fellow commissioners this week not to get hung up on "sticker shock."

For now, it is more important that the community come up with a vision, a strategic plan, for what might take the place of deteriorating public housing projects like Kennedy Homes and Seminary Lane.

In his presentation to the commission and housing authority board members on Monday, Nielsen told of several communities around the nation that have had great success in turning bad public housing into vital, neighborhood-transforming enterprises.

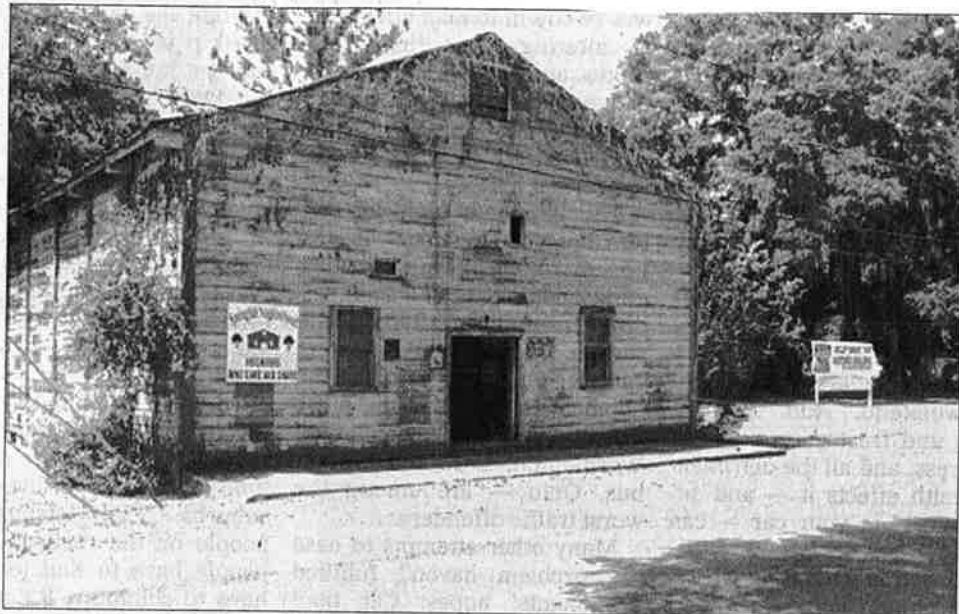
By working in collaboration with as many potential partners as possible — local housing authorities, private developers, federal and state government, financial institutions, community development agencies and so on — the City Commission can help strengthen its urban neighborhoods while increasing Gainesville's supply of quality, affordable housing.

This week's joint commission-housing authority meeting was a good start, but it is only a start.

Other communities have managed to transform public housing projects from urban liabilities into neighborhood assets.

Gainesville can learn much from success stories elsewhere as it grapples with Kennedy Homes and Seminary Lane.

SUN, DEC. 10, 2004



Special to The Sun

GUNNINGHAM: Restoring the Cotton Club

Continued from 1G

Spearheading the restoration project, *Vivian* Filer, a longtime east Gainesville community leader and gifted storyteller in her own right, envisions the cultural village as a place where children can receive hands-on experience with the arts while learning about black history and culture.

A restored Cotton Club would not only draw families from around the city to Springhill, but as an entertainment venue and living history center, it has the potential to be an east Gainesville tourist attraction.

This isn't pie-in-the-sky speculation. In fact, communities all over America are discovering that reviving the past is a key to unlocking the future.

As a Ford Foundation report last year observed: "Using their own brand of discipline, creativity and tenacity, a new generation of American arts and cultural organizations are doing more than creating, teaching and exhibiting art ... these community groups are also making towns and neighborhoods and building community pride and participation."

The report tells of how Houston converted a collection of shabby row houses into a historical and cultural center to help revitalize a deteriorating African-American neighborhood. Likewise, North Adams, Mass., took advantage of the space available in long-abandoned mills to become a regional center for dance and music festivals.

Minneapolis turned an auto repair shop into an arts center where "corporate executive, politicians and area business owners routinely occupy the same space as graffiti artists, homeless teenagers and environmentalists." And Chicago developed a museum that helped renew one of its Mexican-American neighborhoods.

"The museum helped solidify the Mexican-American community, but it is also building bridges across ethnic and geographic lines, bringing new economic and intellectual resources into the community," noted the report.

It concluded, "A museum can and should be a living laboratory for the collaborative talents of ordinary people, putting culture to work building community and revitalizing neighborhoods."

Whether a revitalized Cotton Club will indeed be the catalyst that will build "bridges across ethnic and geographic lines" in Gainesville depends upon the fund-raising success of its supporters.

Certainly, when taken in conjunction with a handful of other nearby projects — the city's "stormwater park," restoration of the old train station at the corner of Main Street and Depot Avenue, completion of the downtown connector to the Gainesville-Hawthorne trail and so on — the cultural village being envisioned for Springhill has the potential to dramatically improve the fortunes of a section of the city that has been neglected for generations.

"Enthusiasm for this keeps growing," Filer says. "The more I talk about it with people, the more entranced they are by the idea."

Commissioner

■ IN MARCH, LONG SPENT 48 HOURS ON THE STREET TO CALL FOR ATTENTION.

By **LYNDESEY LEWIS**

Alligator Writer
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The majority of homeless are women and children, despite the misconception that homelessness is most prevalent among white males with substance-abuse problems, Alachua County Commissioner Rodney Long said Wednesday.

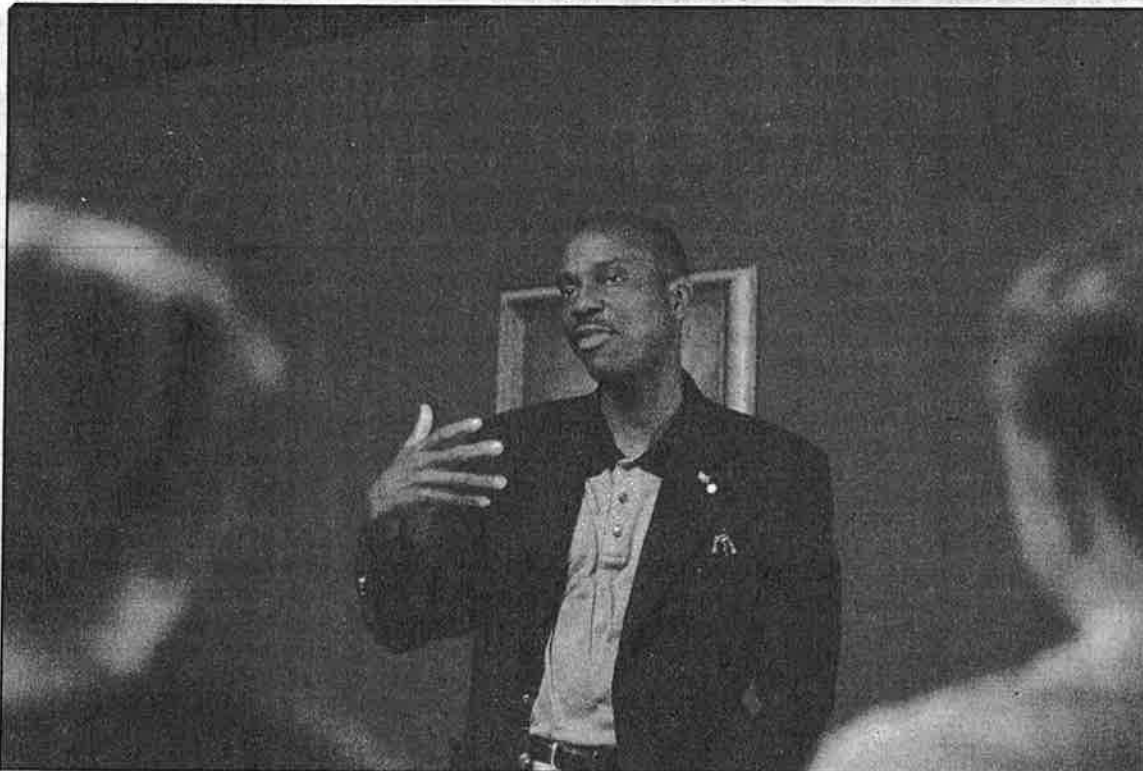
Long was one of three guest speakers addressing the Alachua County Young Democrats about Gainesville's homeless issue.

"People making decisions don't understand the problem, because they're making decisions based on misinformation, fear and politics," Long said.

The meeting, which was held at the Voodoo Lounge in downtown Gainesville, was organized by ACYD President Jeanna Mastrodicasa, who is also an assistant director of UF's Honors Program.

ACYD holds monthly meetings to discuss local politics, but homelessness seemed like an "especially" relevant issue, Mastrodicasa said.

dispels myths about homelessness



Jonathan Greenwood / Alligator

Alachua County Commissioner Rodney Long muses on the chronic issues of homelessness in his speech before the Alachua County Young Democrats on Wednesday.

"We're covering this because it's a timely topic, and we have a significant homeless population in Alachua County," she said. Long recently learned firsthand when he spent 48 hours living on the streets and interviewing local

"In America, homelessness is probably one of the worst crises that I have seen in my lifetime," he said.

He pinpointed the vulnerability of former prisoners who become homeless, claiming that government bureaucracy limits their chances of prosperity.

The meeting also hosted Beth O'Grady of the Alachua County Coalition for the Homeless and Hungry, as well as Sharon Chenault of the Gainesville Community Ministry.

There are about 900 people without homes in Alachua County, many of whom are young children, O'Grady said.

"The average age of a homeless person here is nine," she said.

She and Chenault also discussed the increasing problem of local residents shunning the homeless population.

"When I went to college in the '60s, we were fighting blindness and ignorance," Chenault said. "Now people know about this problem, but they're turning their back to it."

Responding to questions, Long stressed an urgent need for reform in political arenas.

"We've got a Band-Aid on a gunshot wound," Long said. "We've got to understand that this is all of our

HOMELESS GET MORNING MEALS

Salvation Army in Leesburg begins serving breakfast to needy

By NIN-HAI TSENG
SENTINEL STAFF WRITER

JUNE 3, 2005
THE ORLANDO SENTINEL

LEESBURG — Most mornings, Ernest St. Laurent sits in the woods counting change he keeps in a drawstring sack. It's for coffee — something the 48-year-old homeless man said is all the breakfast he needs to start the day.

Lately, though, he's been able to hold on to some of his coins. And there's more than coffee for breakfast.

"This is more than I would ask for," said St. Laurent, preparing to devour a hot egg sandwich and a chocolate-covered dough-

nut at a new Salvation Army program serving breakfast to the homeless.

There are few places like it in Central Florida for the homeless to grab a bite to eat in the morning. Across the country, breakfast lags behind lunch and dinner for charities that feed the homeless. Some have stopped serving morning meals simply because demand isn't there. Others say they'd like to open their kitchens three times a day but can't because of a lack of money. Breakfast presents a special challenge because it's hard to find volunteers before the sun comes up.

PLEASE SEE **BREAKFAST, B7**

BREAKFAST FROM B1

"Breakfast programs for the homeless are far and few in between," said Michael Stoops, executive director of the National Coalition for the Homeless in Washington, D.C.

One of the best-known programs of its type in Central Florida is run by a group called The Ripple Effect, which serves breakfast every Saturday to about 100 homeless people lined up under the rumblings of a State Road 408 overpass in downtown Orlando.

The operation can be a challenge at times, said Kelly Kilpatrick, president of the nonprofit outreach group, but not because there aren't enough hard-boiled eggs, juice and bologna sandwiches to go around. For years the homeless gathered at Lake Eola Park to fill their bellies, but walkers and joggers complained and the meal site was relocated in 2003.

"We keep on because they [the homeless] depend on us to be here," Kilpatrick said. "We give them a good start to their day."

In Brevard County, Valerie Carl of the Second Harvest Food Bank said she knows a local man who wakes up at 4 a.m. five days a week to feed the poor and homeless. He takes about 100 sandwiches from the food bank to labor work sites around the county.

"He even packs them mustard packets," said Carl, branch manager of the food bank.

Florida has an estimated 67,675 homeless people on any given night, according to the

state Department of Children & Families' latest report on homeless conditions. The June 2004 report shows children and families continue to be a growing part of the homeless population.

Though the importance of having a good breakfast is well-established, many homeless are going without a morning meal.

"But if you ask most homeless folks if food is one of their major issues, they'll probably say 'no' because they can usually fill their bellies at the local shelters, either at lunch or dinner," Stoops said.

Still, he said, a morning meal is needed for those trying to find work at labor pools.

"Most people off to work start the day with a shower and something to eat," Stoops said. "Shouldn't all of us have that?"

In downtown Orlando, the Coalition for the Homeless of Central Florida doesn't offer breakfast, other than to those in rehabilitative programs who stay overnight. At night, the group serves up trays of spaghetti, bread and canned vegetables.

President and CEO Robert Brown said most people — not just the homeless — don't eat three meals a day anyway. Also, there are fewer volunteers available in the morning, and the dining area doubles as the overnight shelter. So the coalition puts most of its resources toward evening meals.

"People aren't always free in the morning," Brown said. "Yet we have 91 different groups available to volunteer. Most of them come home from work, feed the kids or do whatever's

needed, then come here."

A year and a half ago, First Baptist Church of Leesburg offered breakfast to the down-trodden. But the program was canceled because of low turnout, said Roger Tennant, assistant director of the men's residence.

Now the church's energies are focused on evening meals which are served to up to 50 people a night. Anyone who wants breakfast can visit the Salvation Army in Leesburg.

"I'm not a Bible quoter or anything, but I do read the Bible, and I truly believe this was a calling," said Beverly Fetzer, who started the twice-a-week breakfast program.

Fetzer said the concept of breakfast instead of lunch or dinner was coincidental more than anything else. She sent letters to area churches and organizations asking to use their facilities. Salvation Army Capt. Kenneth Bagley was the only one who showed interest. But his kitchen was available only in the morning.

"We were Beverly's last hope," Bagley said. "Of course, we were happy to do it."

One recent morning, Fetzer, a 66-year-old retired nurse, paced around with three chatty volunteers. They poured coffee, toasted bread and greeted the five guests who showed up. The kitchen opens from 7 to 8 a.m. on Mondays and Wednesdays, serving mostly pancakes and egg sandwiches. There's also juice and doughnuts, which the Salvation Army receives through donations.

The food hit the spot for St. Laurent, who brushed the crumbs off his lap and rose to return to where he stays in the woods.

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MAY 1, 2005

Homeless in downtowns

Different motives, same goal for owners, agencies

By LISA CORNWELL

Associated Press writer

Cincinnati

After seeing a homeless woman outside in the cold rain for two days, her belongings stuffed in bags stretching down the sidewalk, an employee at a nearby YMCA picked up the phone for help.

The call was to a social worker hired by Downtown Cincinnati Inc., a nonprofit group that works with businesses to promote downtown revitalization. Before long, the social worker got the 49-year-old woman food, a place to store her possessions and connected her with agencies that could treat her mental illness and find her a home.

It's just one example of the partnerships emerging between businesses and social service agencies, which often fight over how to handle the homeless.

"For many years, downtown business owners considered homeless advocates bleeding-heart liberals and homeless advocates saw businesses as lacking compassion," said Betsy Jackson, an urban development consultant in Ann Arbor, Mich.

"Once they began to realize they didn't

ON THE WEB

■ International Downtown Association:

www.ida-downtown.org

■ Downtown Cincinnati Inc.:

www.downtowncincinnati.com

■ National Coalition for the Homeless:

www.nationalhomeless.org



have to agree on motives as long as they agree on the goal of getting the homeless off the streets, then they were able to find common ground to work toward solutions," Jackson said.

About 180 of the International Downtown Association's 600 members now work with social service groups, compared with just 18 five years ago, said Jackson, a former president of the Washington-based group.

Michael Stoops of the National Coalition for the Homeless said he remains concerned about attempts to get the estimated 750,000 to 800,000 homeless off the streets through arrests, but is encouraged by the partnerships.

"At least people are talking about the issue and trying to find solutions," said Stoops, executive director of the

Washington-based group.

A program in Burlington, Vt., a community of 40,000, has served as a model.

Merchants and residents had complained that some mentally ill and homeless people were scaring away shoppers by shouting obscenities or acting aggressively. The city now has a team of workers who put the homeless in touch with social services. "Five years ago you would have found about 90 percent of the business community saying there was a serious problem downtown. Now it's just the opposite," said Yves Bradley, co-owner of The Body Shop, a skin and hair care franchise in downtown Burlington.

In Cincinnati, downtown businesses and property owners pay a voluntary tax that raises \$1.6 million annually for various services, including \$50,000 for Brent Chasteen's social worker position.

Chasteen walks through the downtown and tells the homeless about sandwich shops where they can get something to eat under deals he has worked out.

Steve Prichard, 45, has been on the streets for four years, but is now staying with friends and plans to enter an alcohol rehabilitation program. "Brent has stuck with me through thick and thin," Prichard said. "I wouldn't have been able to do all this without his help."

homeless



**ARUPA
CHIARINI-
FREEMAN**

Another committee to study the situation and make recommendations. This do-nothing-by-committee process has been going on for years. Is this what we want? -

As elected officials, commissioners carry out the will of the electorate. The business community and aggressive neighborhood associations lobby commissioners to do nothing more for homeless people, or to do even less than we are doing now. Representatives from these groups have demonized and stigmatized homeless people beyond recognition to those of us who love and respect these courageous individuals.

Most citizens remain silent about the plight of homeless people, and silence equals consent to the status quo. Gainesville's placement as the fifth meanest city in the United States suggests that we have lost our way, morally and spiritually.

If this is so, we can find our way again. We can demand that city commissioners designate public land where homeless people can camp legally, that the city provide public restrooms that are open at night, and that the city lift the 75-person limit on meals served at downtown soup kitchens. We can get involved in establishing a large, full-service shelter, as our mayor and some commissioners want to do, and we can, as groups and as individuals, reach out to homeless people ourselves.

Arupa Chiarini-Freeman is coordinator of the Home Van, an outreach van that brings food and other necessities of life to homeless people. She can be reached at barupa@atlantic.net.

now 130-person limit.

Are 12-month leases fair to students?

By BRITTANY RAJCHEL
Special to The Sun

Maybe not, but they abound in college towns

Gainesville is not quite the summer vacation spot Christy Ley was looking for, but she did not have much of a choice.

As with many college students, Ley lives in an off-campus apartment. She has a 12-month lease that obligates her to pay rent on an apartment for a full year, even though she is taking classes at the University of Florida only for nine

months of that year.

"It would be nice if I could have signed a shorter lease, but they didn't even give me that option," said Ley, a 20-year-old psychology student at UF.

"If I could, I might have considered it. I could have made more money working at my home in Orlando, and my family is there."

Instead, Ley is working at

Rafferty's Restaurant & Bar in Gainesville while she finishes out her yearlong lease at Gainesville Place Apartments.

Many students face the same problem, but not all of them will be living in their apartments during the summer break.

About 50 percent of Gainesville apartments will sit vacant over the summer months while

students continue to pay the rent on them. While that irks students, it is not unusual. Landlords in other university cities have the same policy.

Teresa Turner, the assistant director of property relations for Apartment Hunters, a group that helps find apartments for potential renters, said students will end up paying because they

APARTMENTS on Page 5A

Continued from 1A

won't find people willing to sublease from May to August.

With the exception of graduate students and families, most apartment dwellers who are college students leave Gainesville for the summer, but they still pay for their apartments even though no one is living in them, Turner added.

"It seems like almost all of Gainesville needs someone to sublease, because everyone likes to go home for the summer," she said.

Most apartment complexes require renters to sign 12-month leases. Only a couple of places offer abridged leases for nine and 10 months, and even then, the complexes only offer a limited number, Turner said.

Leases in other cities

UF students are not the only college students who cannot find leases to fit their needs.

Many apartment complexes in university cities require strict, 12-month leases.

Vincent Patoka, an information guide at the Campus Information and Visitor's Center at the University of Wisconsin-Madison, the university department that handles off-campus housing, said almost everyone who lives off campus has to sign a yearlong lease.

"Certain apartment complexes will offer an academic-year lease, but the student will have to pay up to several hundred extra dollars a month for nine months, instead of a smaller rent for 12 months," Patoka said.

Some apartment complexes will divide the same yearly amount by 12 months or nine

"It's totally a business decision. We need that money during the summer, no matter who is occupying the room."

MAY 29, 2005

TIFFANY CALVERT
Apartment manager

same amount no matter how long they occupy the unit, Blevins said.

For UF students who need lodging that fits their academic schedule, plenty of places are available, as long as they do not limit their search to apartment complexes, said Sharon Blansett, assistant director of housing at UF.

One-third of the UF residence halls are open for student lodging in summer, and the university is willing to open more halls and floors if the need arises, Blansett said.

Even with so much availability, Blansett expects the residence halls to house only 2,700 to 3,000 students during the second, busier term. The residence halls will house 7,000 during the fall semester, she said.

Students living in a dorm can sign summer contracts or nine-month contracts for the fall and spring semesters, depending on how long they will be in Gainesville, she said.

"There should be no problem getting housing that meets your needs," Blansett said. "There are plenty of apartments and rooms. To me, it's a renters market because there is such an abundance of places on and off-campus."

Even with all the teamwork between apartment complexes and the university, a 12-month lease is the norm in Ann Arbor. Like Madison and Gainesville, the limited number of nine-month leases are more costly per month, Goldstein said.

"The economy and the market are very competitive in Ann Arbor because of college students, so you don't hear about short-term leases," she said.

While the University of Michigan would be overstepping its boundaries if it tried to dictate the length of an apartment's lease, the Off-Campus Housing division works hard to find subleases for the summer slump, and employees normally have tremendous success, she said.

Off-campus students are allowed to post and search through the department of housing for a fellow student willing to sublease, she said.

"We want to educate students about their rights," she said. "The feedback we get is very good."

Michael Allan Wolf, a law professor at the University of Florida specializing in local government, land-use planning, property and urban revitalization, said off-campus housing programs like the one at the University of Michigan are a "triple-win" situation because landlords, students and the

Complexes have the ultimate freedom of contract, and they alone can stipulate what they want to put in their lease with regard to terms or the length, Semco said.

Apartment complexes are, above all, a business and have income as their No. 1 priority, he said.

"It's a crazy market and a big business," he said. "Apartment managers are very astute. They calculate their costs down to the cent, including all their advertising, upkeep, landscaping, their staff's paychecks and free tours for prospective renters."

"They know what they need to do to make a living and that's probably why they have stipulations with regards to the terms of the length of the lease."

Still, landlords in college towns may be missing a niche market of students who want a lease to match their academic year, said Jerry Allard, the owner of American Renters Association, a group of apartment hunters in Minnesota.

While he normally works with yearlong leases because his renters are mostly single families, he would work with someone if they needed a place for less than a year, he said.

"Smaller leases are definitely possible," he said. "After a nine-month lease has passed, you simply market the property again. If I had lots of college students in my market, I would definitely consider using a nine-month lease."

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Sum

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Many of the 21,800 undergraduate students living off-campus in Madison try to sublease their apartments over the summer months, but most are unsuccessful and end up paying for a vacant apartment, he said.

"It seems unfair to some, but it's generic practice," he said.

Subleases hard to get

Eric Blevins, the director of operations for Paradigm Properties Inc. in Gainesville, a conglomerate of 23 apartment complexes, said 12-month leases are not designed to work against students. He said it makes things easier for the renters and the property managers if all leases start and end at the same time.

Paradigm rents around 80 percent of its 4,865 units to college students, and Blevins said he does not think many renters found someone to live in the apartments for the summer.

"The vast majority of college students go home and pay," he said.

In fact, Paradigm does not allow its renters to sublease their apartments.

If renters want a summer occupant, they have to assign the lease to that person, negating any future claim to the apartment, he said.

A few complexes that Paradigm Properties owns offer shorter leases, but they can be as costly as a yearlong lease.

But Tiffany Calvert, manager at Royal Village Apartments, said the Gainesville apartment market is extremely competitive.

As a lot of new construction is finished, there will be more renters than units, Calvert said.

All apartment complexes have to require a 12-month lease as a standard to survive in the market, she said.

"It's totally a business decision," she said. "We need that money during the summer, no matter who is occupying the room during the summer months."

Conflict-resolution

Ann Arbor, home of the University of Michigan, has tried to work through the problems that landlords and college renters may have during and after the leasing process, said Melissa Goldstein, a housing adviser for the Housing Information Office's off-campus housing conflict-resolution service.

In the Ann Arbor area, 573 landlords work with the housing department to agree on enforceable city and state guidelines, as well as to certify their ability to utilize the conflict-resolution program, if there is a dispute with the renter, Goldstein said.

The students and the landlords all benefit because it's less time consuming and cheaper.

At the very least, it opens up discussion of problems landlords and students have with each other, she said.

"The University of Michigan is the model that all first-rate universities should follow because it responds to the needs of everybody, especially the students," he said.

Educating renters

Nora Kilroy, assistant dean of students and director of off-campus housing at UF, is helping adopt a program similar to the Conflict-Resolution program at the University of Michigan.

The dean's office at UF now works on educating students on their rights and responsibilities as tenants and is working on publishing a guide for prospective apartment hunters.

The next step is working with the apartment complexes themselves, Kilroy said.

"This is a new branch of the office, but we're working on it," she said. "Working with the landlords is one of our next goals for the near future. Even now though, we're here to help students if they need it."

The university wants students to find an honest lease and a landlord that fits their needs, she said.

As for the landlords, no specific laws dictate how long or short a lease can be, and they do not have to cater to students by offering a nine- or 10-month leases, said Michael Semco, the in-house legal counsel for the National Apartment Association.

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Local & State

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★ The Gainesville Sun

City leaders hope to learn

■ Gainesville stakeholders are in Madison, Wis.

By JEFF ADELSON

Sun staff writer

Madison, Wis., has been described as a world-class university city.

It's been lauded for its ability to draw high-tech businesses.

And it's been praised for the cultural and recreational opportunities it offers its residents.

Today and Friday, about 35 Alachua County residents,

representing local governments, businesses and educational institutions, will investigate the "Mad City" to find out just how Madison officials did what they did.

"We go with no real preconceived notions about what we will find," said Brent Christensen, president of the Gainesville Area Chamber of Commerce, which planned the trip. "It's those serendipitous discoveries that really are the most useful."

Five city commissioners traveled to Madison for about



Christensen



Braddy

\$1,200 each. They have regularly pointed to the city, home of the University of Wisconsin, as a model for Gainesville, an ideal of how a university

from 'Mad City

community should look and act.

What sets Madison apart is its success in the biotechnology industry, which has been a driving force in its economy and which propelled the city to the top position on Forbes Magazine's list of "Best Places for Business and Careers" in 2004.

Jennifer Alexander, president of the Greater Madison Chamber of Commerce, said Madison enjoys a supply of high-quality employees produced by the university or drawn by cultural and recreational features of the

surrounding Dane County.

Through meetings, tours and an informal sampling of Madison's downtown, Gainesville's travelers will look at both the economic and "quality of life" aspects of the city, in hopes of bringing something back.

City Commissioner Ed Braddy — a critic of last year's Gainesville City Commission trip to Norfolk, Va., and New Haven, Conn. — said Madison presented a better model for what Gainesville could hope to

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become.

"I'm not going to go to a city of a million people that has a landmark of a naval yard versus what the city of Gainesville has," Braddy said, referring to Norfolk. "Madison and Austin both fit the bill perfectly."

But Madison is also dealing with some of the same issues facing Gainesville.

A new initiative in Madison is focused on balancing the constant struggle between encouraging further development and maintaining the features that make the city attractive, such as surrounding natural features, Alexander said.

These issues are present in Alachua County as well, said Ward Scott, a Santa Fe Community College professor who will be on the trip representing a city of Alachua economic development committee.

"The challenge, of course, is to keep the charm of the community while bringing the economic opportunities," Scott said.

The Madison trip is the Gainesville Area Chamber of Commerce's first in four years, though in the past the organization tried to sponsor one every other year, Christensen said.

Previous chamber trips to cities like Austin, Texas, and Chattanooga, Tenn., yielded the creation of specific programs, such as the Gainesville Technology Enterprise Center, a high-tech "incubator" on Hawthorne Road, and the Florida Community Design Center in the Commerce Building.

In the past year, Gainesville city commissioners took two of their own trips, one to Norfolk and New Haven and the other to Athens, Ga. in search of

City commissioners have pointed to Madison as an ideal of how a university community should look and act.

ideas to revitalize the downtown and spur development. The recommendations from these trips fueled a committee examining Gainesville's policies and regulations, spurred the creation of a marketing plan for the city and played a role in the genesis of a proposed master plan for southeast Gainesville.

But many of those going to Madison said this trip may not produce anything as concrete.

"I think what we'll see in Madison is we've got a lot of the pieces of the puzzle down," Christensen said. "We just need to get them in the right order."

Several travelers said they weren't looking for anything concrete from the trip, but hoped it would help strengthen the working relationships among those attending.

Traveling helps break officials and commissioners out of their normal roles, allowing them to communicate more freely and build bonds that will be brought back to Gainesville, said Mike Conroy, one of the developers behind the University Corners mixed-use complex planned for the corner of NW 13th Street and University Avenue.

The trips can also serve as a pep rally.

"You get filled with enthusiasm from the city officials in cities that work," Conroy said. "I think that gives the people that visit enthusiasm over the course

Machen chooses Fouke as provost

■ She is said to offer an "endless flow of ideas."

By JANINE YOUNG SIKES

Sun staff writer

Janie Fouke, a North Carolina schoolteacher turned biomedical engineer, was named Thursday as provost and senior vice president for academic affairs at the University of Florida.



Fouke

Fouke, 54, fills the last open position in UF President Bernie Machen's Cabinet and will assume the role of second in command beginning

Aug. 15.

The provost handles budgets, faculty tenure-and-promotion issues and academic policy for those units not under the umbrella of health affairs or agriculture. She will earn \$300,000 a year.

Fouke, contacted by telephone Thursday morning, said she finds great promise at UF, a university of similar size to Michigan State University, where she has been dean of engineering for the past six years.

"The opportunity at Florida is fabulous," said Fouke in an accent reminiscent of her North Carolina roots. "The energy there is exciting."

She was the last woman standing in an on-again, off-again search that began late last year and unearthed dozens

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PROVOST:

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In Madison, Wis., officials say creative compromise and cooperation are key

Collaborate for success

■ Gainesville and Alachua County officials visit the Wisconsin city.

By JEFF ADELSON

Sun staff writer

Madison, Wis.

Officials here urged compromise and cooperation as keys to retaining quality of life and promoting robust economic development.

Madison officials and business representatives stressed collaboration among government, business and other interests when they spoke to their counterparts from Alachua County Thursday.

"The art of collaboration is looking at the different goals and finding creative ways to achieve both of them," said Kay Plantes, part of the core team behind Madison's "Collaboration Council."

The council is a partnership designed to preserve important features unique to Madison and the surrounding Dane County while providing an environment conducive to economic growth.

About 35 officials representing governments, businesses, educational institutions and development interests in Alachua County traveled to Madison Wednesday on a Gainesville Area Chamber of Commerce trip to study the city's successes in economic development, university-related business creation and establishing a thriving downtown area.

The group spent most of Thursday hearing from city, county and business representatives in Madison and will tour the University of Wisconsin, its associated research centers and other educational institutions today before

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heading back to Florida on Saturday.

Throughout the day's presentations, Madison officials

repeatedly stressed the importance of maintaining "quality of life" to bring both businesses and qualified

employees to a community. "Quality of life is the main thing that any city has going MADISON on Page 4A

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for it," said Madison Mayor Dave Cieslewicz.

Madison has enjoyed steady public-sector employment as both the state capital and home of the University of Wisconsin.

But recent efforts to trim the state budget, affecting government and university workers, have spurred renewed interest in attracting private-sector jobs, Cieslewicz said.

Madison officials said the focus on quality of life has manifested itself in various forms: Preserving nearby natural areas for hiking and biking; protecting the lakes bordering the city's downtown; and providing sufficient funding for public schools, which spend about \$3,000 more per student in Madison than the state average.

Though some of these initiatives come with a cost, Cieslewicz said they are key to ensuring high-paying jobs.

"Don't be afraid to make long-term investments in your communities," Cieslewicz advised.

Particularly impressive to many from Alachua County was Madison's expansive and eclectic downtown, focused around the mile-long State Street, which connects the University of Wisconsin to the state Capitol. Shops, restaurants and cafes line wide sidewalks filled throughout the day with downtown employees, shoppers and diners.

But maintaining an attractive community doesn't mean refusing to compromise.

Cieslewicz recently supported allowing parking on both sides of the street in areas around the Capitol. This reduced the accessibility of the area to bicyclists but made it easier for those working downtown or enjoying its shops and restaurants, said Cieslewicz, whose supporters include those in the bicycling community.

The Collaboration Council, a nongovernment body, has been playing a role in trying to meet the needs of various constituencies in Madison, Plantes said. The goal of the group is to identify important aspects of Madison's environment that should be protected while meeting the needs of its business community, she said.

Similar efforts, such as the Healthy Communities Initiative and Gainesville's Economic

"Quality of life is the main thing that any city has going for it."

DAVE CIESLEWICZ
Madison Mayor

Community Committee, are already under way in Alachua County.

"If we spent more of our time working together (and) less being adversarial, we'd get more done," said Barry Rutenberg, a Gainesville homebuilder, as the group toured Madison's downtown.

Of course, Madison's history has not been perfect.

Cooperation has not always worked in Dane County. Several years ago, a county-wide planning committee was abolished, eliminating a means of cooperative planning among the several dozen municipalities and other government units in the area.

And while the community has received accolades from Forbes magazine for its business and living environment, many companies have left the city, some for more appealing locations elsewhere in the county, officials said.

By the end of the day Thursday, Alachua County representatives said they were still absorbing the day's events. Organizers of the trip have said that, unlike previous trips sponsored by the chamber or City Commission, Madison may not produce specific and easily identifiable projects.

"Don't necessarily be looking just at bricks and mortar," Gainesville Area Chamber of Commerce President Brent Christensen said as they prepared to start their day.

Gainesville City Commissioner Ed Braddy said he saw many similarities between Alachua and Dane counties and had no definitive explanation yet for why Madison seemed to be doing better at start-up and maintaining business development. However, a "healthier" attitude toward growth could play a role, he said.

"There's no gadget or silver bullet we can acquire that will make us successful like they've been," Braddy said.

Jeff Adelson can be reached at (352) 374-5095 or

Technology transfer is top topic in Madison

■ Gainesville envoys hear of research-business link.

By JEFF ADELSON
Sun staff writer

MADISON, Wis. — Research and education were the top priorities for Alachua County representatives as they visited here Friday.

On their second and final full day in Madison, the 35-person delegation, including representatives of Gainesville and

Alachua County governments, staff from educational institutions in the county and members of the business community, spent the day learning how work done by researchers in university-sponsored labs can lead to greater benefits for a community as a whole.

The trip, organized by the Gainesville Area Chamber of Commerce, was designed to study strategies used by Madison and the University of **MADISON** on Page 5A



DOUG FINGER/The Gainesville Sun

Gainesville City Commissioner Warren Nielsen, at right, photographs Gainesville Mayor Pegeen Hanrahan with some Madison locals at the University of Wisconsin-Madison Memorial Union Terrace on Friday.

Wisconsin-Madison to create a vibrant economy.

In Madison, university research, and the companies it spawns, have played a significant role in supporting the local economy and in generating revenue for UW-Madison, said Mark Bugher, director of the University Research Park.

"We're trying to create revenue and resources as well as jobs and economic development," Bugher said.

UW-Madison research has also been championed by the Wisconsin Alumni Research Foundation, established in 1925 to help the university capture revenue from patents generated by its faculty.

In a visit to the foundation's offices, on the university's campus later in the day, the Alachua County delegation listened to representatives speak about financial-support mechanisms that allow innovation and benefit the university.

In the last 15 years, research at the University of Wisconsin-Madison has led to the creation of 114 companies, 104 of which are located in Madison, Bugher said before leading the Alachua County delegation on a tour of the research park's technology incubator.

The 107 tenants operating out of the research park employ more than 4,000 people, generating a total payroll of about \$240 million a year, Bugher said.

And the jobs aren't going just to university professors; many positions, such as lab technicians, are filled by employees

with a two-year degree from a community college such as the nearby Madison Area Technical College, which the Alachua County travelers also visited during the day.

Madison and Gainesville officials acknowledged similarities between the programs at UF and the University of Wisconsin, but they said that the northern city could still be a model for further development in Gainesville and Alachua County.

Research related to UF has generated about 1,975 jobs in

Alachua County, according to a report issued in December by UF's Office of Technology Licensing. And interest in Alachua County's two technology incubators, the Sid Martin Biotech Incubator in the City of Alachua and the Gainesville Technology Enterprise Center on Hawthorne Road in Gainesville, is high, said Jane Muir, director of UF's Office of Technology Licensing in a phone interview from Gainesville.

Muir did not participate in the Madison trip but said she regularly speaks with her counterparts in Wisconsin.

She also played a role in last year's City Commission-sponsored trip to New Haven, Conn., which credits research from Yale University with much of its revitalization.

The trick may be in promoting Gainesville's resources and reaching the critical mass necessary for the city to bloom, Gainesville Mayor Pegeen Hanrahan said.

"Gainesville and Alachua County and the University of Florida are doing many of the

haven't yet built them to the same scale," Hanrahan said.

The city may also be handicapped by the relative abundance of urban areas in Florida that would be attractive to high-tech companies and researchers, Hanrahan said.

Madison, by contrast, is one of a few major urban areas in Wisconsin and also benefits from being the state capital.

Some officials suggested this week that increasing the amount of space available for high-tech research and start-up companies and making the facilities more accessible to professors at UF would help fuel economic development in Gainesville.

"The closer you are to campus the better, as far as I'm concerned," Bugher said.

After Bugher's talk, Commissioner Warren Nielsen floated the idea of developing an area along Depot Avenue in downtown Gainesville as a potential site for development of a technological center similar to the University Research Park.

Such a project could be led by the city, UF or private interests, but it should have the support of a broad range of interests, Nielsen said.

"We need a community understanding that that part of our city is an incredible treasure in context of what we're learning, especially in context of everything we're learning about tech transfer and economic development around the country," he said.

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Here's what Madison isn't so mad about

■ Locals reveal the quirky side of Madison, Wis.

By **BOB ARNDORFER**
Sun staff writer

They saw State Street, but did they spend any time in Concrete Park?

They saw the University of Wisconsin, but did they tour Ogg Hall or the humanities building?

And the traveling Gainesvillians almost certainly didn't see Madison's — and reportedly the

world's — only toilet paper museum.

"I'm sure the mayor didn't take them there," said a reporter with the Wisconsin State Journal, who asked that his name not be used.

One of his colleagues, columnist Melanie Conklin, had no problem speculating on other places or events from which Madison officials probably steered the Florida group away during a visit that ends today.

"I'll bet they didn't go to the **OTHER MADISON** on Page 5A

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Inferno, a hole-in-the-wall bar near the Oscar Mayer factory," Conklin said. "They have real hardcore music and underwear parties. That's probably one of those places that got skipped."

She said the Mustard Museum also probably wasn't on the Floridians' tour agenda. But it's in Mt. Horeb — "Some people call it Mt. Horrible," Conklin said — which technically isn't Madison.

"They would have ended up in a town with statues of trolls," she said. "But it's a nice little town. Worth the drive."

The three dozen people from Gainesville toured State Street, Madison's version of University Avenue. Conklin said she

doubted their hosts would have lingered long at some of State Street's quirkiest areas — such as Concrete Park, a totally paved park that is favored by skateboarders with dyed hair, or Peace Park, a haven for street people.

She also doubted that they were treated to a drink at Le Tigre, a lounge on Madison's slightly seedy southside.

"Everything is decorated in tiger skins and every kind of tiger knick-knack you can imagine," she said. "They serve mostly Pabst beer. It's very tacky but wonderfully tacky."

As for activities she prayed the Floridians were able to avoid was a performance by Madison Mayor Dave Cieslewicz, whom she formerly

served as press aide.

"Hopefully he didn't sing or dance for them," said Conklin, who said she saw Cieslewicz wearing a gator pin at a city function Thursday night. "I used to tell him to never sing or dance. That's not something our community needed to see."

Bill Lueders, news editor and columnist with Isthmus, a weekly newspaper in Madison, said he hoped that on their tour of the capitol, the visitors were able to miss seeing the Wisconsin Legislature.

"That would have been embarrassing not just for Madison but all of Wisconsin," he said. "There currently are four or five legislators facing criminal charges."

Lueders (pronounced

leaders) said the Madison hosts likely didn't make a show of "the grand entrance to the city, East Washington Avenue."

"They're tearing it to ----," he said. "They've ripped up the street and rebuilt it, and from what I can tell it looks as bad as it ever did. I don't think they showed your delegation that."

State Street is nicer. But Lueders calls it "the ultimate unnecessary street. If you don't need it, they have it."

If the Gainesville visitors had any time to shop, they probably weren't taken to the Villager Mall on Park Street. It's a mix of a few shops and offices for city agencies.

"It's in a bombed-out section of town," Lueders said.

He said one of the dominant

features of Madison's skyline is the construction crane. They're all over town, he said, because construction is constantly in progress.

"It shows the vitality of the city, but Madison conveys a sense of incompleteness," he said.

"This will be a great city someday — when they finish it."

A couple of buildings on the UW campus wouldn't have been on anyone's must-see list, Lueders said. They recently were included in the "worst" part of a reader survey of Madison's best and worst buildings conducted by the city's The Capital Times newspaper.

"One was the humanities building, which was built in the

late '60s or early '70s to withstand student attacks," he said.

"It's a fortress, and it looks it."

Of Ogg Hall, a dormitory that is scheduled for demolition, Lueders said the mayor was quoted in the Times story as saying: "I lived there, and I lament the fact that they're going to deconstruct it and not blow it up, which is what I would like."

Lueders said, however, that "Madison is a pretty nice town. It's very well designed, in some ways, and is a dynamic place. . . . I hope you'll mention that."

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Gainesville trekkers say trips tighten ties

■ The Madison trip put diverse groups together.

By JEFF ADELSON

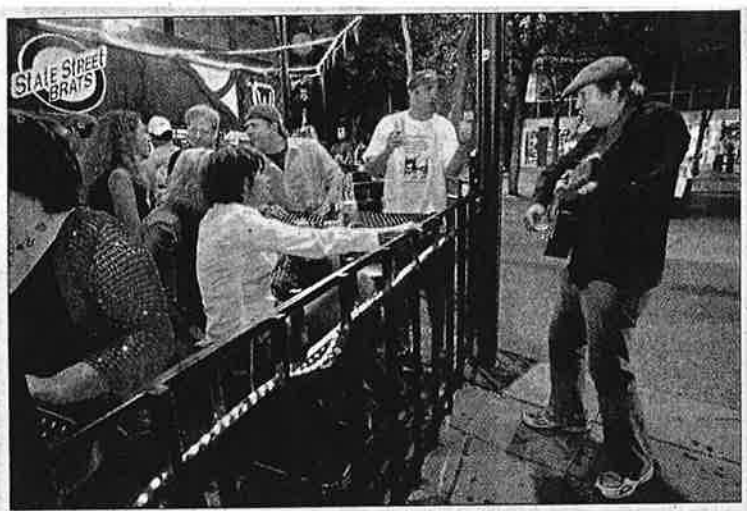
Sun staff writer

The 35 Alachua County travelers who visited Madison this week said they were awed by the Wisconsin city's technology incubator and research center and enamored with the eclectic and vibrant nightlife in the city's downtown State Street.

But members of the group, representing a cross-section of Alachua County institutions, said what struck them most was how government, business and educational institutions in Madison are working to realize a shared vision.

The travelers, representatives of Gainesville and Alachua County government, the University of Florida, Santa Fe Community College, the

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DOUG FINGER/The Gainesville Sun

Street performer Art Paulschlosser plays for patrons of State Street Brats in Madison, Wis., early Saturday morning.

06-05-05

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Alachua County School Board, and the area's development and business community, finished their trip to Wisconsin on Saturday. They spent two days studying Madison, which has been held up as a model university city. The trip was organized by the Gainesville Area Chamber of Commerce.

In discussions about the value of the trip, several participants noted that many of the policies that produced success in Madison were already being planned or implemented in Gainesville.

But the willingness of officials to work together for the common benefit, as exemplified in the early stages of Madison's "Collaborative Council," struck many of those on the trip. The council is an independent organization developing a plan to preserve Madison's quality of life and natural features while promoting growth.

Indeed, many of those who traveled to Madison said that just taking joint trips like this one may help to build bonds between sometimes-hostile parties. The value of this and other trips may be due as much to the personal interactions and enthusiasm they generate as the actual projects they may spawn, said Gainesville Mayor Pegeen Hanrahan.

"There are tangible and intangible benefits to these trips," Hanrahan said. "The intangible things include the relationships built and the feeling that if I have an issue, I can pick up the phone and call one of these individuals."

In recent years, trips by Gainesville officials have

Many of those who travel just taking joint trips like 1 build bonds between some

generally yielded "brick and mortar" projects, specific programs and occasionally physical developments patterned after the models seen in the city visited.

The most cited examples of this kind of direct result came out of chamber-organized trips to Austin, Texas, and to Chattanooga, Tenn., in the 1990s.

The Austin trip led to the creation of the Gainesville Technology Enterprise Center, a business incubator on Hawthorne Road that houses and provides resources and support for high-tech start-ups. After the Chattanooga trip, the city, county, chamber and UF created the Florida Community Design Center, housed in the Commerce Building downtown to provide educational resources and training to promote "good design" in Alachua County.

Last year's City Commission sponsored trip to Norfolk, Va. and New Haven, Conn., produced less specific recommendations, but commissioner have regularly referred to the trip when discussing new policies since their return. The lessons of these trips produced the city's Economic Development University Community Committee, encouraged development a marketing plan for the city established the value of university research for economic development and spurred proposals for a master plan to realize southeast Gainesville.

INSIDE

Police blotter

A weekly listing of recent criminal activity reported to the Gainesville Police Department.

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JUNE 13, 2005

COUNTY LINES & CITY LIMITS



CINDY SWIRKO

JEFF ADELSON

06 of 05

Local leaders aren't lonely during their Madison visit

The list of Alachua County representatives who traveled to Madison last week might suggest that Wisconsin, rather than Virginia, may really be the state for lovers.

The list of officials on the trip included a pair of high-profile couples: Alachua County Commissioner Lee Pinkoson and Alachua County School Board Chairwoman Tina Turner Pinkoson; and Gainesville developers Ken and Linda McGurn.

But Gainesville representatives also brought along relatives as unofficial observers. Gainesville Mayor Pegeen Hanrahan's husband, Tony Malone; Gainesville City Commissioner Warren Nielsen's wife, Winnie Nielsen; and interim Gainesville City Manager Barbara Lipscomb's mother all came along, though not on the taxpayer's dime.

Nielsen, who often travels with his wife on his own time to look at other cities, said having her along can provide useful insights.

"She has different perspectives when she goes to work each day than I do," Nielsen said of his wife, who works as a nurse in Shands HealthCare's human resources department. "It's always nice to get a different perspective."

■ **They like the nightlife:** The Alachua County travelers to Madison may have spent their days meeting with officials from the city, county and University of Wisconsin, but that doesn't mean they didn't make some time to experience the city's lively downtown.

After the meetings were over, many on the trip walked to State Street, a mile of restaurants, bars, shops and clubs, for a taste of the nightlife and a marathon session of late-night pool.

"In the stiff environments of a formal meeting you don't get to know the people you serve with or see at these meetings," said Gainesville City Commissioner Ed Braddy. "It's a good thing to have that sort of informal experience, and what better way than a game of pool?"

■ **A group effort:** Representatives of Alachua County governments, educational institutions and businesses got together Friday and decided they should all work together. Again.

The group, which contained most of those who traveled to Madison, Wis., earlier this month, decided to create a committee to facilitate collaboration between institutions and businesses in Gainesville as the concrete follow-up to the trip.

The committee joins other groups already operating in the city, such as Gainesville's Economic Development and University Community Committee, with similar goals.

Based on a "Collaborative Council" being developed in Madison, travelers said the proposal differed from other committees because of its independence and focus on collaboration, which attempts to find creative ways to address the needs of all parties, rather than compromise.

"By creating that collaborative council, it would take into account all the other things we've learned," said Alachua County Commissioner Lee Pinkoson.



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At-Large Seat Up for Grabs

3/28/2005

By Heather Sorentrue/WCJB TV20 News

In less than 24 hours, results will be in for three coveted city commission seats. One of those includes the At-Large 2 race, open to all Gainesville voters.

About 67,000 residents are eligible to vote for the seat that Commissioner Rick Bryant has filled for the last two years. This race has brought out the most candidates with four in all.

Bryant, the Interim Assistant Director of UF's Admissions and a small business owner, wants to create more job opportunities, improve parks and recreation, as well as after school programs for middle school students.

Bryant says the city can also do a better job of transitioning between high density housing and single family homes to protect neighborhoods.

Rob Brinkman, a carpenter, is one of three challengers. He says the city needs to work much harder at involving the entire community in decisions. Brinkman also wants to make government more open and responsible. He says Gainesville needs better balanced, well-planned growth. And, he promises if elected not to let personalities get in the way.

Gabe Kaimowitz, an attorney and artist, who appears on the ballot only as Gabriel has hopes and plans to distinguish Gainesville as a university city instead of a small town. He says in planning for the city's growth the commission has not been effective at making an integral connection between campus and downtown. Gabriel says his experience as an attorney would also prove to be an asset to the commission.

Diyonne McGraw, a realtor and state certified support coordinator, says she would bring diversity to the table, as well as a spirit of compromise. McGraw wants to expand the city's tax base by creating jobs and through economic development add higher paying jobs to the area. She wants to see more mixed-use developments in Gainesville, allowing residents to walk to work, shop and live in the same area.

Other Local News

Sunshine State Residents Cross State Line For Chance At \$205 Million

Deadly Bar Fight

Fundraiser Breeds Controversy

Bar Closing Time Debated



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If I join your program in Gainesville or Jacksonville, Three Rivers Legal Services will gain the benefit of more than 35 years of legal experience, including 15 with legal service and public interest law programs. During my years as a solo practitioner in Orlando and Gainesville, FL, I have become expert on the inter-relationship between local city and county governments and legal services programs for the eligible poor.

In 2003-2004, much of my work has been pro bono, e.g., on behalf of the Kennedy Homes Association of Tenants, and as an adviser on housing, redlining, equal opportunity practices, and campaign strategy for Pegeen Hanrahan, before she became mayor in May of this year. My Social Security benefits provide a financial basis which permits me to work far more inexpensively than most with my vast experience.

For the Kennedy Tenants and other clients, I have learned on site how the poor's interests often get lost in a well-meaning shuffle of bureaucracy. But my legal knowledge and skills developed over 12 years and during the acquisition of two degrees in communications and post M.A. graduate study, I have learned the vital necessity of the negotiation and mediation, of alternative dispute resolution. I have been trained as an employment discrimination mediator by the U.S. Department of Justice and as a county court mediator by a well-respected program and Nova University at Ft. Lauderdale.

As a parent, and grandparent of people 5 to 26 years of age, I also am aware of subtleties of problems affecting families, and children, when one or more members become dysfunctional. . In 1999-2002—I was investigator, citizen complaints of discrimination in employment, housing, public accommodations, for Alachua County Equal Opportunity Office, including referrals from the City of Gainesville. Reference: Liz Miles, EO Supervisor, now at lizziefloydmiles@hotmail.com. Together, Ms. Miles and I resolved more conflicts satisfactorily to the parties than had been accomplished in the previous 10 years.

Among my duties was the drafting of resolutions, e.g., concerning affirmative action and recognition of disabilities legislation generally adopted by the Alachua County Commission.

In addition to extensive publication about civil rights and related matters, I have been awarded Legal Services Corporation Research, and OEO Community Law Reginald Heber Smith Fellowships for my work with the Center on Social Welfare Policy and Law in New York, and Michigan Legal Services in Michigan. I also have gotten grants during my employment at the Puerto Rican Legal Defense & Education Fund and separately at Greater Orlando Area Legal Services, in the 1980's.

My legal work has received continuous recognition in Marquis' Who's Who series, e.g., in America, in American Law, in the World, since 1998. But perhaps I am proudest of an award I received in Orlando from community activists for my legal aid.

Finally, in light of our differences, I would agree to start on probation for six months who could be terminated at will. Further I would agree in advance in writing not to take any legal action against Three Rivers Legal Services or anyone affiliated with that program or other programs for legal services during an agreed period of time.

In addition to Ms. Miles, I would provide you at an interview with the phone numbers, addresses, and other means of contact with other local references, including Mayor Hanrahan, City Commissioner Warren Nielsen, Law Professor Joe Little, and auto shop owner Berrisford Smith.

I look forward to being interviewed again, and this time being able to fill a vacancy of those advertised in the Gainesville Sun and on the internet by Three Rivers Legal Services. Thank you in advance for the interest I trust you will give this.

Sincerely,



Gabe Kaimowitz

THE GAINSBOROUGH JOURNAL, JUNE 12, 2005

Washington Week

Keeping government secrets costs billions

Scripps Howard News Service

the Message Institute

Thanks to the war on terrorism, the cost of keeping Washington's secrets soared 10 percent last year to more than \$8 billion, and the number of aged documents that were declassified declined sharply.

The Information Security Oversight Office estimates that 41 federal agencies spent \$7.2 billion securing secret documents, but that amount excludes any information on how much the CIA is spending to secure its information because the agency insists all of its budget figures are official secrets. Government contractors spent an additional \$822 million securing sensitive information at the direction of Uncle Sam.

Part of the increased spending went toward creating new secure facilities to hold the documents, and communication systems so agencies can more easily share their secrets with other agencies. The 9-11 Commission concluded that one of the failures that made possible the 2001 terrorist attacks was an inability of federal agencies to share secrets they were gathering.

What are the documents stamped secret? You will have to wait 25 years to find out. Under new federal rules going into effect next year, documents older than 25 years will be automatically declassified. Government agencies spent only \$48 million declassifying aged documents last year, an 11 percent decrease from the amount spent in 2003.

Universities and Cities Need to Rethink Their Relationships



AS PRESIDENT of a major urban university, I believe that academic institutions have much to offer their communities. Too often, however, longstanding suspicions on both sides of the relationship impede constructive collaboration. We need to change the way universities think about their cities and the way cities think about their campuses.

Three kinds of interactions have historically characterized universities' relationships with their surrounding communities. First are what I call incidental impacts. Universities provide jobs. We spend money. We construct buildings. We attract research dollars. All of those things benefit our cities, and we are quick to claim credit. But those effects are byproducts of our efforts to strengthen our institutions.

A second category is intentional contributions, which occur when universities consciously set out to strengthen their cities. We create research institutes focused on regional development. We support the public schools. We enroll students from our neighborhoods. Our students and faculty members work in local clinics. Such activities draw upon a rich tradition of community service dating from the land-grant movement of the mid-19th century.

As we think about intentional contributions, though, it is useful to distinguish between defensive actions taken to protect our institutions from harm and civic-minded actions that strengthen the community. An initiative to ameliorate urban blight around a campus because such conditions adversely affect admissions is different in spirit than a program to enhance K-12 education by housing a city high school in university facilities and enriching the school's curriculum.

A third kind of interaction is the extracted benefit, frequently confused with an intentional contribution. An extracted benefit is something the city demands of the university as a quid pro quo. The classic case involves campus expansion. The institution needs a zoning change. The city wants a park, scholarships, or affordable housing. The latter becomes the price of the former.

Historically the most-significant positive effects of universities on cities have been incidental impacts, and a large percentage of what we label intentional contributions have really been extracted benefits or substantially defensive in nature.

For their part, cities have often viewed universities as a burden because our tax-exempt status denies the city revenues. That perspective has led cities to resist the growth of universities or to demand that any approved expansion be accompanied by payments in lieu of taxes. Also in city officials' minds are the iconic town-gown tensions: the impact of student populations on housing, parking, and municipal services. Cities often want universities to compensate them for their demands on local resources.

Understanding the benefits academic institutions can bring to cities might well lead civic leaders to work actively with a campus to help it develop. However, in my experience during more than three decades at urban universities, private and public, they have been perceived as problems, and politically squeezed for funds, far more often than they have been treated as assets to be nurtured. The rhetoric regarding universities' economic value has, for the most part, not yet been translated into practice.

THE NEGATIVE PATTERNS of town-gown relations are no longer viable. The old impulses toward separation on one hand, or coercion on the other, must be set aside.

Once, perhaps, universities could flourish by setting themselves apart from their communities. Over the last four decades, however, it has become evident that city-based universities ignore at their peril the well-being of their communities. The strength of some of our greatest institutions, including Columbia and Yale Universities, and the Universities of Chicago and Pennsylvania, has been threatened by urban decay in nearby neighborhoods that has diminished campus safety and attractiveness. And, as David C. Perry and Wim Wiewel point out in their new book, *The University as Urban Developer* (M.E. Sharpe, 2005), campus planners have learned from experience that old-fashioned solutions to such problems, through which powerful institutions attend to their own interests at the expense of local communities, are no longer politically workable.

Universities also have solid academic reasons to become involved in their communities. At Northeastern, for example, education is greatly enhanced by a service-learning program that places students in community-based organizations, and by student participation in local architecture, civil engineering, and business endeavors. Moreover, our flagship program of cooperative education, in which students are employed by local companies in a series of semester-long paying jobs linked to their majors, depends on the economic strength of the region.

Similarly, the research of our faculty in a range of fields, including sociology, political science, criminal justice, and law, is consistently informed by work with city agencies and neighborhood organizations. Scholars associated with our Center for Urban and Regional Policy have greatly enriched their understanding of housing issues—and contributed to a vital public-policy discussion—by working with a statewide task force seeking solutions to Massachusetts' desperate need for affordable housing.

Cities and communities have also seen universities as sources of subsidy for municipal activities. In responding to requests for financial assistance from public agencies and neighborhood organizations, a university can never forget that it will need political support for future growth.

Recently cities have begun to realize that successful universities can promote economic, social, and cultural vitality. The report "Leveraging Colleges and Universities for Urban Economic Revitalization," from the Initiative for a Competitive Inner City and CEO's for Cities, concluded that "leveraging academic assets . . . remains one of the greatest untapped urban revitalization opportunities in the country."

B20 THE CHRONICLE OF HIGHER EDUCATION

Cities are equally dependent on universities. In Massachusetts, for example, at a time when economic cycles, corporate mergers, and patterns of outsourcing have resulted in major losses of corporate-sector jobs, university-based employment has increased. Three of the state's top 25 employers are now academic institutions, and an additional five are teaching hospitals linked to area medical schools.

In a period when major companies are relocating their operations with startling frequency, universities are among the most likely institutions to still be where they are today in 10, 25, or 50 years. In addition, the local presence of a world-class research community in the life sciences is directly responsible for a surging biotech industry that has led, in recent years, to new offices in Boston and Cambridge for major pharmaceutical companies like Merck, Pfizer, and Novartis.

BOTH UNIVERSITIES AND CITIES need to act on the basis of these new realities. Universities should move from merely coexisting with our communities, or reaching out to them only when we need something, to incorporating regional vitality into our planning for institutional growth. Civic leaders should think less about what they can extract from local universities and more about how they can help those institutions flourish.

Some initiatives have pointed the way. In the mid-1990s the University of Pennsylvania, working with leaders from west Philadelphia, committed millions of dollars to enhancing the neighborhood, reducing crime, improving the schools, and promoting economic growth. The resulting progress has been a national model of constructive town-gown interaction. Clark University in Worcester, Mass., has been widely recognized for its University Park Partnership with local residents to improve public safety, promote economic development, support K-12 education, and increase recreational opportunities. Similar collaboration has occurred at Yale in New Haven, Marquette in Milwaukee, the University of Southern California in Los Angeles, Case Western Reserve in Cleveland, Virginia Commonwealth in Richmond, and Trinity College in Hartford.

At Northeastern, where urban engagement is central to our institutional character, we are participating in two efforts to take the idea of university-community partnership to a new level. We are working with the Boston Redevelopment Authority and a city-appointed, community-based task force to review the development needs of both the university and the surrounding areas, with the goal of crafting a physical master plan for the university that also advances the interests of our neighbors. Simultaneously, we are part of a coalition of local colleges and universities and representatives of key nonacademic constituencies, working under the auspices of the Boston Foundation to improve our region while also promoting Boston's all-important academic sector.

I hope such efforts will create the much-needed new paradigm for town-gown interactions, leaving behind the old obstructionist and coercive behaviors. Colleges and their surrounding communities have much to gain in seeking new understandings, and much to lose by maintaining the status quo.

Richard M. Freeland is president of Northeastern University.