

Photos by Tammy Kaup

Whittier could be converted if UNL gets science grant

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Yost reported to the regents that Whittier could fulfill the expansion needs of several research areas.

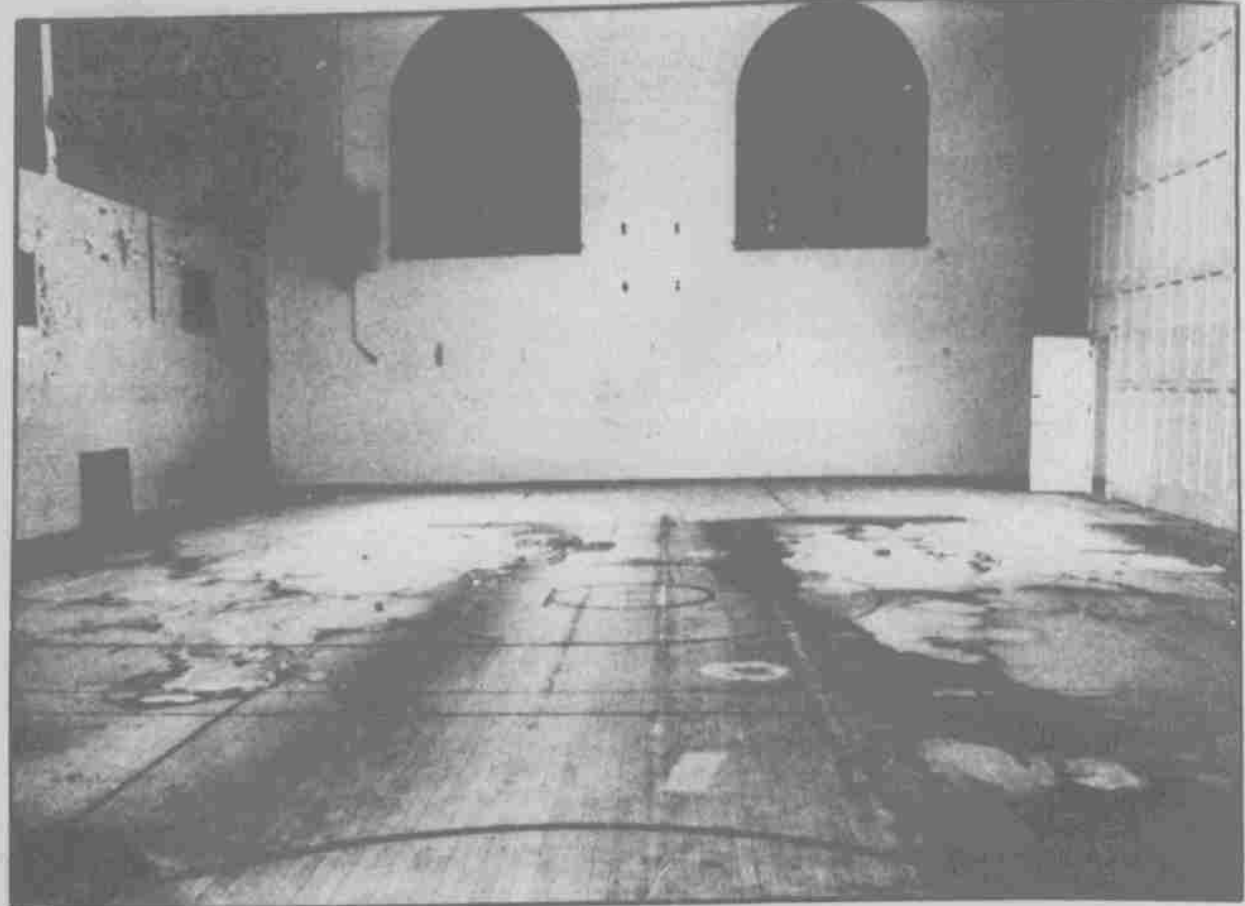
Whittier's location near the Walter Scott Engineering Center makes it ideal for the expansion of the center's electro-optics and engine technology research, Yost said.

Whittier also is a likely site to house joint research in areas such as biotechnology between the Institute of Agriculture and Natural Resources on East Campus and departments on City Campus because it is between the campuses, he said.

In these expanded endeavors, Yost said, he hopes to draw industrial sponsors and increase entrepreneurship among faculty members.

Yost said he hopes to receive federal funding to help with the renovation of Whittier. Federal funding has been used to complete other research centers across the nation.

The university has applied to become one of 25 National Science Foundation research centers. Whittier then would house biotechnology, engineering and materials-science research, Yost said. The science foundation will decide to accept or reject UNL by Aug. 1, he said.



Merchants meet with candidates

By Amy Edwards
Staff Reporter

As city elections approach next week, merchants on downtown's Block 35 once again have voiced concern over the city's plans to raze the block for parking.

Mayor Roland Luedtke assured a crowd of about 60 in Arturo's restaurant Monday that the city "will negotiate in good faith" with the merchants.

State Sen. Bill Harris, who is challenging Luedtke for the mayor's office, said he would be reluctant to move on condemnation proceedings against the merchants unless he is convinced the city has an overriding need for parking in that area.

"I just can't see putting a viable, going business out of business," Harris said.

Block 35, the area bound by 11th, 12th, and P and Q streets, is marked by the city for a multi-level parking garage. City officials and the Committee to Save Block 35 agreed in January to

allow businesses on the block to remain until November 1988.

Meanwhile, the city is appraising the property as a first step to relocating the businesses.

If an agreement is not reached on the value of the property, Luedtke said, the buildings on the block will be condemned. If that happens, property owners say, they may fight the city in court.

The owners complained that they may already be out of business because of the low appraisals made on their properties.

Natalie Dibbern, co-owner of the Sam Lawrence Hotel building, said the appraisals given for the properties were nowhere near the real values.

"You are trying to pay us parking-lot prices, but we are not selling parking lots," Dibbern said.

John McCallum, owner of Dirt Cheap Records and Gifts, said the appraisal given to him for his property would cover only 5 percent of what he paid for the property and only 1.5 percent of his anticipated net income.

Art Langoria Sr., owner of Arturo's, said that to afford rent on another building, he would have to

make some 170,000 more tacos a year.

"That's a heck of a lot of tacos," Langoria said. "After almost 20 years on this corner, we've kind of gotten used to it."

Jo Gutsell, council candidate for the southwest district, said that location is an important factor to consider in the appraisals.

"All of these businesses depend heavily on the university . . . I think we have to take into consideration things besides dollars per square foot," Gutsell said.

Charles Nelson, also running for the southwest district council seat, said that in order to move ahead, the city must "depolarize."

"The city must realize it's a two way deal," Nelson said. "The city can't always be the scoundrel."

Other city-council candidates present for the discussion were Ted Hempel (northwest district), Bill Hoffman (northwest incumbent), Larry Gulbranson (candidate at-large), Gates Minnick (at-large incumbent), Hank Buis (northeast), Colleen Seng (northeast district), Jeff Payne (southeast district) and Linda Wilson (southeast district).

CBA to enforce prerequisites next semester

By Dotti Krist
Staff Reporter

Students registered in College of Business Administration courses next fall will need to make sure they fulfill the college's grade point average and prerequisite requirements or they may dropped from courses after they start.

Dean Gary Schwendiman announced this week that the college will strictly enforce these guidelines. Through the Office of Registration and Records, CBA officials will check students' records after fall classes begin. Because of the amount of time that such searches require, a student could be dropped three weeks into the semester when it may be too late to add another course.

D'Vee Buss, CBA's director of advising, said the college must use strict registration enforcement because of rising enrollment. In the last 10 years, student enrollment in the college has increased by 916, not including students enrolled in other colleges taking CBA courses. The number of full-time faculty and course sections have not risen accordingly.

Long waiting lists have resulted, Buss said. Students who are qualified to take the courses have been on waiting lists because of lack of space, she said. Some of this space has been taken up by students who aren't eligible to take the courses, Buss said.

Last year 1,000 students were put on course waiting lists. The college placed 800.

Although the college usually screens about 600 students out of courses because of their grade point average, Buss said, according to an audit conducted by the college last year, at least 20 percent of the students in CBA classes had not fulfilled prerequisite requirements. She said students benefit from the background information given in prerequisite courses.

Students enrolling in College of Business Administration 300- and 400-level courses must have completed 52 semester hours with a cumulative grade point average of 2.5 or better. They also must have completed the prerequisites for the courses.

Students enrolled through other UNL colleges must have a 2.0 grade point average to take 300- and 400-level CBA courses, and must meet specific course prerequisites. For more information, students can contact the College of Business Administration's undergraduate advising in CBA 241.

Breaking a lease is hard to do

Advice for those moving out

By Joeth Zucco
Staff Reporter

Spring brings sun, finals and the termination of leases.

Shelly Stall, a lawyer in Student Legal Services, offers suggestions on moving out.

A 30-day written notice is required of the renter before the moving date and the day the rent is due, Stall said.

She said that if proper notice isn't given, the renter could be held responsible for another month's rent. In a month-to-month lease, a 30-day notice is required. In a term lease, notification requirements usually are written in.

Stall said that when the notice is sent, the renter also should set up a time with the landlord to inspect the apartment and return the deposit. The apartment inventory, which should have been filled out at the beginning of the lease, should be on hand during the inspection with the landlord. The inventory should give an accurate report of the condition of the apartment, Stall said.

Any complaints the landlord may have can be fixed during the inspection. Stall said that to get the damage deposit back, the apartment should be left as clean as it was when the lease began. There should be no damage beyond normal wear and tear, she said.

Utility companies also should be notified of

the student's move. Stall said the names of the renters are usually on the accounts. To avoid being billed after the move, she said, renters should call the company to ask that service be disconnected and send a letter to back up the call. The letter should be dated and a copy kept, she said.

Some students are forced to break their leases at the end of the school year without giving 30-days notice. When this occurs, Stall said, it is best to give the landlord as much notice as possible.

The landlord has an obligation to the tenant to lower damage-deposit losses by advertising and showing the apartment to prospective renters. If the landlord finds a new renter in time, all the payment renter has to pay is advertising costs, Stall said.

But life is not always so structured. If the

landlord can't find a renter, the current renter could be held responsible for the accumulating rent, she said. The landlord cannot sue for rent at the time the renter leaves, but can collect it later if he cannot find another renter.

Subleasing is an option to breaking the lease. Stall said renters should check the lease to see if subleasing is allowed. Then they should contact the landlord.

She said that to protect themselves, renters should put everything about the sublease in writing: the date of return, clean and habitable conditions upon return, no damages upon return and a deposit.

Stall said subleasing is good when the current renter will be returning to the apartment. But if the sublease runs until the end of the current lease, the renter should have the sublesser's name put on the lease, she said.

Who's News

Marcella Bstandig of Columbus has received the first Freda Drath Battey Distinguished educator Award sponsored by the NU Foundation.

Scott Nelson, a December 1986 masters

graduate of the School of Architecture, has been named grand-prix winner in a graphics contest sponsored by UNL's Computing Resource Center. Nelson won in the technical design category for a series of illustrations depicting a house from different angles.