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Another possibility for financing is an Urban Development Action Grant (UDAG) from the federal government, he said, from which the city might gain \$20 million for any feasible urban renewal project. This would include federal funds paid to the developer which the developer then repays to the city. The money may then be recycled by the city for use in other city service areas.

The advantages of UDAG are that the developer may make payments at low interest rates over a ten-year period and those payments are put back in the city general fund, Daniels said.

The larger the grant, therefore, according to Daniels, the more Asheville profits.

The federal government would also place "stringent requirements" on the developer to follow through on its commitments, Daniels said.

Although there are other proposals for downtown revitalization, only three have received serious consideration according to Daniels. They are Strouse-Greenberg, the John Lantzius plan, and the plan devised by the Revitalization Commission and adopted by City Council in 1978.

He sees the Lantzius proposal of renovating existing buildings with a minimum of demolition as essentially an "emotional revitalization," and the Strouse-Greenberg project as an "economic revitalization."

The Lantzius plan, Daniels said, is "easy to like." People like the idea of old buildings "coming to life" again. Another advantage, he added, is that funding would come primarily from private capital. And no large-scale demolition would take place.

Strouse-Greenberg, on the other hand, offers a mall twice the size of the Asheville Mall, projected to attract 30,000 to 40,000 people a day. An urban center, he said, would be a "living part of the region," offering three or four major retail stores, specialty shops, an office tower, and a convention hotel all conveniently located under one roof.

The Lantzius plan simply would not give Asheville the "economic clout" that the urban center would, Daniels said. Even if the present shops were brought up to expected standards, these specialty shops could not attract the great numbers of shoppers necessary for economic revitalization on a scale such as Strouse-Greenberg with its major retail stores.

The disadvantage of Strouse-Greenberg, he said, is that it would turn downtown into "four years of dustbowl" before the project is completed, and that would affect area businesses not included in the 11-block blighted area.

"With wholesale demolition, it would remove a portion of Asheville's history--an area locked in people's minds as a central park," he said.

With that attitude in mind, he said, Strouse-Greenberg has agreed to encourage merchants from the blighted area to relocate in the mall and to set aside a portion of it as a miniature "Lexington Park."

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Fine and Senator Chris Frank were most vocal in their criticism of Pangle's handling of SG affairs. Frank cited the many complaints the senate had presented and asked Pangle what he proposed to do to correct the problems. Pangle replied, "I'm well aware of the problems. I'm planning to resign at the end of the semester."

In what he termed his final address to the senate, Pangle summed up by saying, "I can't stand here and tell you it doesn't hurt to have to resign under these conditions. I hope that when I'm gone things will go better for you. I wish Jim (Rash) a lot of luck. You don't know what this office is until you're in it. Maybe I'm just not cut out for it. I would like to have seen more student participation in student government. Getting that participation has got to be your first goal."

Following the announcement, the question of revoking Pangle's scholarship was raised. The SG President receives a scholarship of \$300 per semester. It was suggested that part of the scholarship be used to pay for \$190 worth of envelopes Pangle had purchased with SG funds. Finance Commissioner Bell told the senate that \$100 still had not been paid to the outgoing president. Vice President Rash pointed out that the senate could no longer seize Pangle's scholarship because the time provision for doing so as outlined in the constitution had passed.

Chris Frank asked if further meetings would be necessary this semester in view of the resignation. Student Activities Director Sharyn MacDonald told the senate that in order to plan social activities for the spring, some decisions would have to be reached before the close of school on December 18th.

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MacDonald summed up the present state of student government in her closing remarks. She told the thirteen senators, "There has been a problem here. Every student government has the incredible task of attempting to please everyone. Traditionally, the cabinet and senate have been largely 18 to 20-year-old dorm students. In spite of the problems, you've had some successes this semester. Look at the programs we've sponsored this fall for example.

the system is full of problems. You all come into this job without any training, not knowing what is expected of you. You're set up to fail almost before you begin. Yav's suggestion (Dr. Eric Iovacchini) has some problems too, but it may be a solution to the present situation..."

The senate adjourned after agreeing to meet again on December 11th.

THE RAG & BONE

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There will be a staff meeting of the RAG & BONE on Thursday, January 15, at noon. All current staffers and those interested in working on the newspaper are urged to attend.