

State buildings to house shops

United Press International

AUSTIN — State office buildings that now are dark and desolate on nights and weekends may in the future spring to life with restaurants and boutiques operated by private enterprise.

Under a law that took effect Jan. 1, the state Purchasing and General Services Commission is authorized to lease or sell the space on the lower floors of new state office buildings for commercial, cultural, education or recreational use.

Since the law applies only to buildings constructed after Jan. 1, 1984, and does not affect state universities, officials say there will not be any immediate impact on the use of state buildings around the state.

But already the Purchasing and General Services Commission has ordered architectural changes in a new six-story parking garage in Austin that will be going up later this year.

David Garbade, director of facilities construction and space management, said the \$7.8 million structure will be altered so that ground floor space can later be used for commercial development.

"We're talking about shops, offices, restaurants — the kinds of businesses you would find in a strip shopping center," he said.

When future state buildings are proposed to the Texas Legislature, Garbade said the new law will require the Purchasing and General Services Commission to include an analysis of the building's potential use for commercial leasing.

Up to 15 percent of a building could be devoted to private use.

Sen. Lloyd Doggett, D-Austin, the author of the new law, said downtown land in most cities is too valuable to justify using the first floor in a state building for only 40 hours a week or as a parking deck.

"The state would be better off financially to rent this prime space and house state offices on the upper floors," he said.

Doggett added that "dark,

empty buildings contribute to lifeless, dangerous streets," one of the reasons the Austin Downtown Revitalization Task Force has supported leasing part of the new parking garage to private businesses.

"Downtown Revitalization just wanted to increase pedestrian traffic along Lavaca (Street)," said Garbade.

Dan Brody, an aide to Doggett, said the new law will force the state to design any new state office buildings so that ground floor space will be easily convertible to commercial use.

Brody said the decision to re-

vamp the new parking garage was important because the garage will be constructed on one of Austin's prime commercial streets.

"I think a couple of years down the road the state is going to decide we've got some hot property that's worthwhile to turn into commerce," he said.

Another immediate possibility, Brody said, is a lot across from the state Capitol that was recently purchased by the state.

"In time, that might be an appropriate place for commercial space on the first floor of a

building," he said. "The idea of the bill is to make it possible to do that sort of thing."

Brody also pointed out that the commercial portion of any state building would be placed on the city and county tax rolls. He said the commercial use of buildings has been successful in Oregon, New York and Tennessee.

Even though future buildings in the state Capitol complex will be built on valuable property, Garbade said it will be difficult to give up much space to commercial interests because of a shortage of office space.

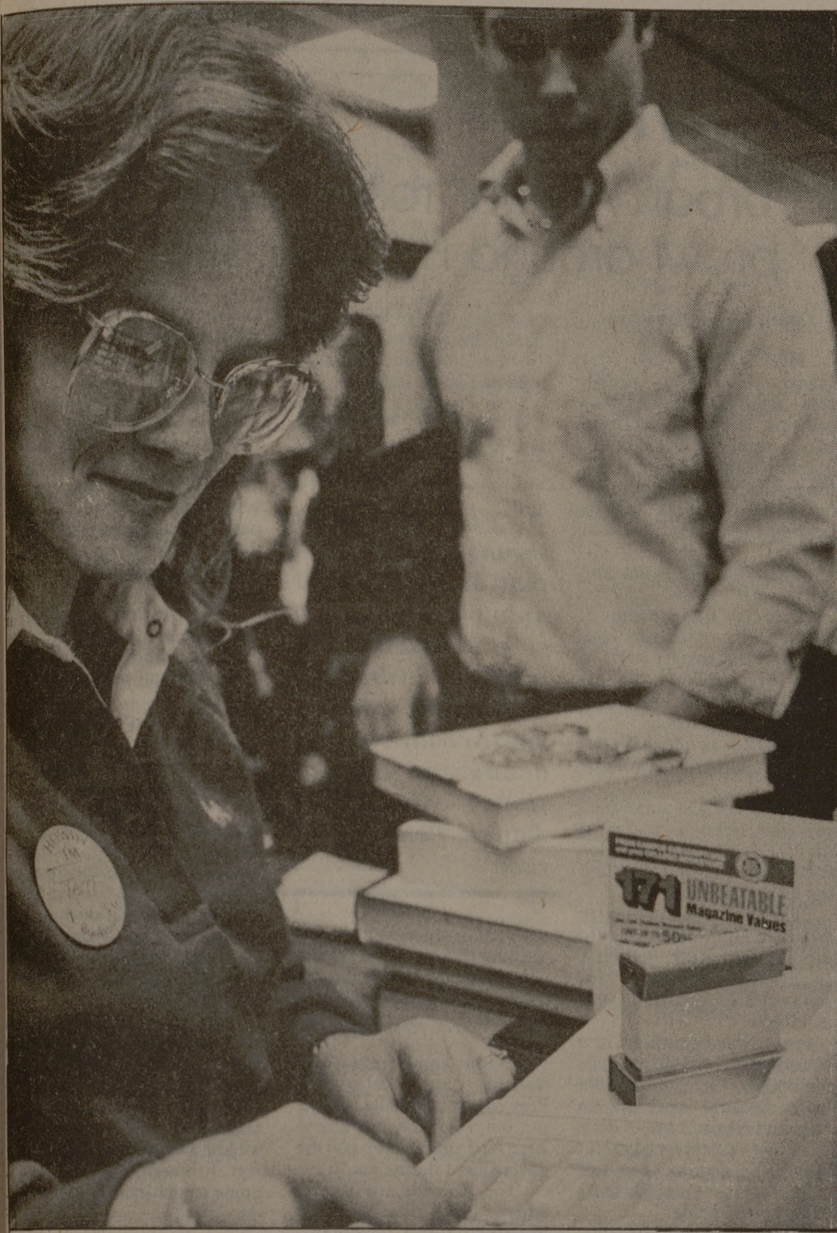


photo by John Makely

Long lines and overtime

Students buying books have crowded into the MSC Bookstore all week, but Terri Lynch, a

bookstore employee, says the long hours and long lines won't last forever.

Houston Post starts Indies bureau

United Press International

HOUSTON — The Houston Post officials said Wednesday there are plans to set up a news bureau in the West Indies island of Barbados to cover stories pertaining to the Caribbean and Central America.

The Post, purchased last year by the Toronto Sun Publishing Co., a Canadian firm, presently

has bureaus in Washington and Austin.

The move has caused some speculation about tax and financial advantages, which might be gained under an obscure Barbados-Canadian treaty that could allow the Toronto Sun Co. to reap tax advantages by funneling money through the Caribbean nation on the way to its home office in Canada.

Neither the U.S. Internal Revenue Service nor the Canadian Income Tax Department were able to comment on the specific tax advantage to be had through the Canadian-Barbados treaty.

The Toronto Sun purchased The Post for \$100 million cash from the Hobby family and took control of the newspaper in December.

WATER DAMAGE? COME SEE US YOUR LOCAL FULL SERVICE LAUNDRY

3702 S. COLLEGE AVE.
BRYAN 846-2872

Hank's LAUNDRY

- * Wash-Dry & Fold/7 Days/Wk
- * Attendants on Duty 8:00AM-9:00PM
- * Dry Cleaning Pick-up 7 Days/Wk, 8AM-9PM
- * 55 Washers & 27 Big Double Load Dryers
- * Double Load Washers
- * Huge 35 lb. Washers
(Good for blankets, sleeping bags, etc)

Open 24 Hours Per Day

When you wash - present coupon

| | |
|--|--------------|
| 50¢ FREE DRY | 50¢ FREE DRY |
| PRESENT TO ATTENDANT AFTER WASHING CLOTHES | |
| Good only 8AM to 8 PM | 50¢ MAX |
| COUPON GOOD WITH WASH - DRY & FOLD ORDERS | |
| LIMIT - ONE COUPON PER DAY | |
| VOID AFTER FEBRUARY 19, 1984 | |

Hank's LAUNDRY

3702 S. COLLEGE AVE.
BRYAN 846-2872

A VITAL SOURCE FOR YOUR EDUCATION AND ENRICHMENT

Houston Chronicle

DISCOUNT

to

Texas A & M

Students, Faculty & Staff

Keep the pulse of today's issues and events. Enjoy the best leisure reading. And take advantage of the largest employment listings in the USA. Subscribe to The Chronicle now at a discount.

Jan. 16—May 11 \$14.00
(excluding Spring Break)

Jan. 1—May 31 \$20.00
(including Spring Break)

CALL 693-7815
or 693-2323

—Offer applies in most areas—

Houston Chronicle
Houston's leading information source

Indicators

"Because of these goals, a liberal arts college catering to the unique needs of black students of talent is more important today than at any time in the history of higher education."

Reagan this fall issued a White House "initiative" in which he pledged support for the schools and a belief they are needed. But two years ago he nearly dealt a fatal blow when he proposed massive cuts in student aid and loans. Reagan reversed fields, and now plans in aid to the middle-income students, while actually increasing the aid available to those near the poverty line.

"I think he tried to cut the money two years ago and met with such resistance from the entire academic community, both black and white, that he backed away," said Albright, noting small private predominantly white schools face many of the same problems as the black schools.

"But I really think there's a change in philosophy. He believes that people who can pay their own way should."

To illustrate the impact government student aid has, the United Negro College Fund said freshmen enrollment at 11 member schools dropped by 1 percent after Reagan threatened student aid cuts. Overall private school enrollment fell only 3.1 percent.

Albright, who helped draft policy in the Carter administration, said the problem is in dealing with the bureaucracy and not with the White House, particularly in trying to get grants for capital improvements.

"The money is still flowing," said Albright. "It's just harder to get. You have to jump through the hoops."

To deal with the enrollment problem, school administrators say they must become more competitive.

"With equal opportunity in existence white students tend to fill their classrooms," said Dr. Walter Walker of Lemoyne Owen College in Memphis, Tenn. "The top black students are at a premium."

Businesses may receive loans from government

United Press International

AUSTIN — South Texas businesses hard hit by December's record freeze may be eligible for federal disaster loans of up to \$500,000, the Texas Economic Development Commission said Wednesday.

Director Charles B. Wood said his agency will provide technical assistance in the form of loan packaging for Rio Grande Valley area businesses that qualify for federal Small Business Administration loans.

Wood said TEDC workers will be available at the Western Chamber of Commerce and at the agency's temporary office in Pharr to provide assistance.

Hidalgo, Willacy, Cameron and Starr counties were declared federal disaster areas in the wake of the freeze that destroyed much of the Valley's citrus crop.

ale
y
k
29⁰⁰
29⁰⁰
19⁵⁰
49⁰⁰
9⁰⁰ \$43⁰⁰ 36⁵⁰
5⁰⁰ \$58⁰⁰ 46⁰⁰
ng, Housewares,
Kayaks, and
to 50% off
Jan. 21
11 9PM
ision Co.
794