

# OCC to condemn for campus

By TOM LONERGAN

Oakland Community College will likely go to court to proceed with expansion of its Royal Oak campus.

The college wants property on the corner of Main and Lincoln in Royal Oak, now the location of an Oak Gas station, for part of a planned auditorium. But the college and Oakland County Gas and Oil Co. are far apart on a purchase price.

Public bodies, such as a college, can acquire property through condemnation if an agreement can't be reached in negotiations.

The college's board of trustees last week approved condemnation proceedings for the first time in OCC's history. The vote was 5-0. Trustees Suzanne Reynolds and Sandra Ritter were absent.

BUT BEFORE the college starts

condemnation proceedings, the board directed the administration to add \$10,000 to its last offer (\$56,000) to the oil company. The station is asking almost twice as much.

OCC Vice President W.H. Nikkel said Oakland Gas and Oil told the college last month it wouldn't sell the property for less than \$152,000. Nikkel said the administration was willing to add \$10,000 to its final offer for relocation costs.

The board also told the administration to give the oil company 10 days to respond to the final offer.

Trustee Barbara Willing said the board's selling a precedent for condemnations "scared me." In urging the administration to offer more money and give the oil company some response time, she added, "I don't feel we've been too friendly here."

But Nikkel said condemnation was

"the only way we have to get the property. We have the right."

He said obtaining the gas station would complete the college's purchases for the Royal Oak campus expansion, planned for completion in the fall of 1981.

OCC PLANS a mall-type campus. The campus now draws students from the Royal Oak area and Troy.

The college may also renovate one of the converted older buildings now in use. The campus now draws students from the Royal Oak area and Troy.

Oakland Gas and Oil President Jack Madigan said Friday the college's latest offer (\$56,000) was "ridiculous." He said because the gas station is a "going business." The company wants an offer

similar to what the college paid the owner of an adjacent closed furniture store — \$110,000.

He said he expected the college to proceed with condemnation.

Nikkel told the board Thursday comparable size property has been sold in the area for the same price OCC is offering. He said the college has had three appraisals of the property. The first taken a year ago was \$49,900; the second taken last October was \$56,000 and the third in March was \$43,000.

The latest appraisal was taken by a different appraiser and used a "market and income approach," Nikkel said. The first two appraisals used a cost approach.

ACCORDING TO the City of Royal Oak Assessor's office, the assessed value of the gas station property is \$17,900, which is roughly half the market value.

The company wouldn't give figures on how much gas is sold at the station, but Madigan said, "We're pumping gas like mad there."

While Nikkel said condemnations can "take a couple of years," college officials do not expect the campus expansion to be delayed. The college has hired an architect to complete the campus design.

## Civil rights celebration is Sunday

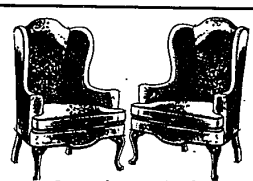
Focus-HOPE will gather residents from the Detroit metropolitan area for its ninth annual civil and human rights celebration at 2 p.m. Sunday in the Michigan State Fairgrounds.

Groups from four starting points, including Eight Mile and Telegraph roads and 655 S. Woodward in Birmingham, will walk eight miles to the fairgrounds.

More than 10,000 participated in last year's fund-raising walk. Established in 1968, Focus-HOPE operates the nation's largest supplemental feeding program for 35,000 mothers, infants and pre-school children and provides education programs to improve racial relations in the Detroit area.

The group's high school program includes schools in Southfield and Farmington.

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# Economist: Can't rely on market, control prices

Government policymakers should cash in an expected economic weakness to combat price inflation, says University of Michigan economist F. Thomas Juster.

Writing in the spring issue of Economic Outlook USA (published by the University's Institute for Social Research), Prof. Juster suggests that mandatory wage-price controls may be the best way to do that, although he admits there are others, "perhaps with greater political feasibility and lesser economic risks."

Juster, ISR director, says that "sole reliance on conventional demand restraint seems an unlikely bet. The chances are that we will end up with a recession and about the same basic inflation rate, he warns.

"The fiscal and monetary policies now in place," Juster says, "are not of course intended to produce a recession. Rather, they are designed to hold down the inflation rate, or at least to keep it from escalating further."

"The trouble is that the economy is likely to respond initially to fiscal and monetary restraint by a reduced rate of growth in real output, with little if any impact on the rate of increase in prices.

"Even worse, the effect of restraint on prices may not even begin to be noticeable until unemployment rates above 7 percent have appeared, and the price effect is not substantial until high unemployment rates have been around for a long time to weaken cost pressures."

Juster concludes that "the present inflation results from the pervasive inertia represented by costs being passed through into prices, in conjunction with a widespread expectation among decision-makers that future inflation rates will look much the same as past ones.

He argues that a price and wage freeze "could be initiated when economic conditions weaken (later in 1979) and maintained in place as the weakness runs its course."

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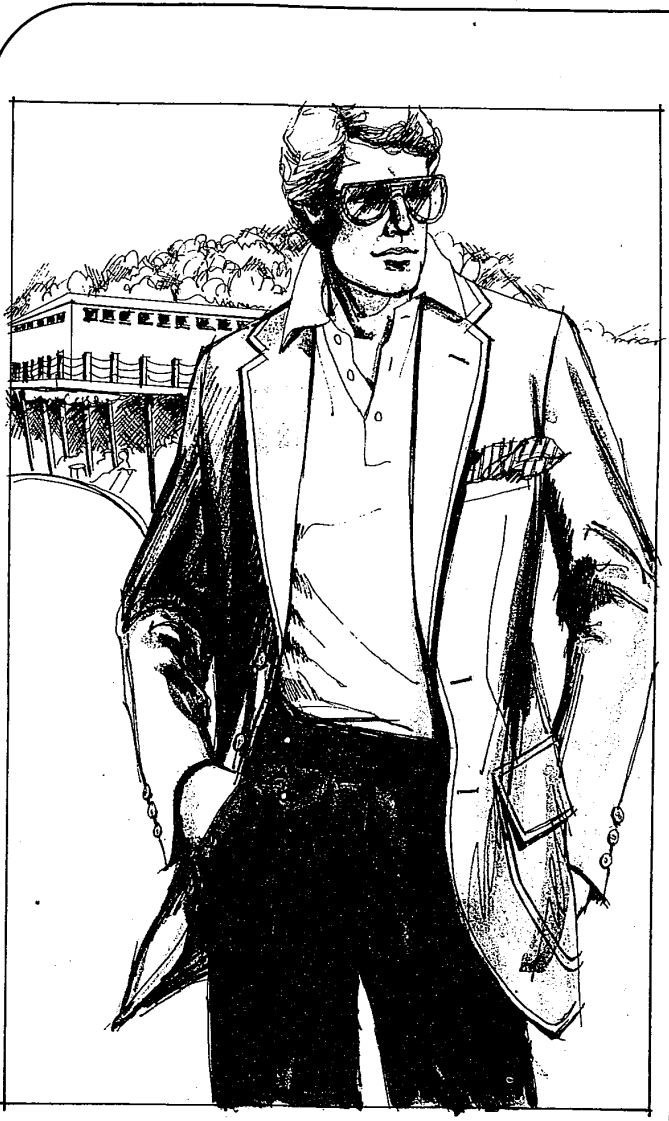
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