—North Ave.

Continued from page 1

"I work as a developer and a contractor and I had planned to redevelop them myself," Maguire said.

His plans hit a sour note when federal dollars began to dry up, making it virtually impossible for him to secure the financing to support the rehab project.

Maguire says he sold the option agreement on the properties to a local minority developer who also ran up against a brick wall when it came time to locate funding. The developer returned control of the properties to their original owner.

The next time, Maguire says he was able to find an interested buyer in a man named Stuart Matz and he resold the option agreement to him.

Placing the total value of his five condemned four-story properties, located just five houses up from Tutt's home, at roughly $100,000 he says Matz was offering to pay a figure comparable to that price. The city on the other hand was only willing to pay in the neighborhood of $68,200, he added.

"Mr. Matz was to go to settlement on May 3, but the city literally stepped in and stole them from under me to give to Matz at a price well below the market rates," said Maguire.

The city has since foreclosed on his properties and assumed control of the titles.

He is angry and says he is planning to go to court to dispute the sum of money offered by the city.

In Rachel Tutt's case the city offered to buy her single four-story dwelling for a mere $11,500, a price he says is outrageous.

"I'm talking about a building that needs a lot of rehab (but) is (in) a very, very hot location. The fair market value at the very least is $30,000 a-piece. Their price for the house is way too low. It's a joke and the city knows that.

"It's not reasonable and fair for the city to come in and pay somebody that kind of money. They disregard all the money you have spent. They were very high-handed about it (and) I have some very serious complaints about the way this was handled," Maguire said.

Meanwhile, at least two members of the Greenmount West Community Association P.A.C. group are also concerned about the pressure applied to Tutt and other former property owners.

Tony Kassima has served as GWCA's president both in 1984 and 1985 and is well acquainted with the plan to convert 11 properties, including Tutt's and Maguire's, into a newly renovated moderately priced residential project known as the North Avenue Terraces.

Stuart Matz is listed as the developer for the project which is part of an overall plan to rehabilitate the entire North Avenue Corridor.

"It seems that the city has not only shafted the lady but the community too," she complained.

She points first of all to the movement to have the block of properties listed in the National Register of Historic Places.

"The community had voted it down because it would restrict homeowners from making certain improvements," Ms. Kassima recalled. The community was somehow inexplicably overriden in the matter and the nomination was approved.

Prior to any redevelopment, she says, the Greenmount-West P.A.C. applied for a Community Development Block Grant for funds to purchase the entire block of houses in the 300 block which would later be given to NPA to resell to a developer as part of a development package.

The block grant request for around $41,000 was approved and allocated in fiscal 1984-85, according to a GWCA spokesperson.

"They knew what they were planning to do so my question is why did they let Ms. Tutt move in if they knew they were going to develop it," Ms. Kassima said.

She also questions why the entire block of 13 properties was not purchased as originally planned. Only the properties listed as 323-325 were excluded from the redevelopment proposal and in fact, have been skipped over in order to include Tutt's property at 327.

Ali Baba Lumumba, GWCA's director says the owner of the two properties which contain several rooms rented out for an average of $175 monthly, refused to sell.

"Because it is in use and the owner actually has people living in the property they were not able to acquire them," is the way he says it was explained to him.

Further investigation revealed that the two buildings are listed as belonging to to Ms. Harriet McAdoo. When the AFRO attempted to locate her it was later discovered that the properties were also controlled by Ms. Drucilla A. Clark.

Ms. Clark says she sold the buildings five years ago to John McAdoo of Washington for $20,000. However, she says because the principal has not been paid she still holds the deed on 323-325 E. North Ave.

"They pay the interest on the mortgage which comes to about $307.57 each month. They will begin paying on the principal in three more years and then they will get the deed. I still keep an eye on it," Ms. Clark, who is 81 and has owned the properties since she was 22, said on Wednesday.

Ms. Kassima and Mr. Lumumba have also criticized NPA for what they feel has been an effort to force a developer and a project down the community's throat without allowing area residents to be in on the actual planning.

"To be truthful this agency hasn't scrutinized anything. Stuart Matz and Larry Porter (who also submitted a development proposal), according to NPA, were the only two developers to submit proposals," Lumumba said.

When Matz and Porter were "invited" to present their proposals before NPA officials at 222 E. Saratoga St., he claims the PAC was notified almost as an afterthought.

"This is the part I didn't like and I had to go down to 222 E. Saratoga St. to get the proposals and bring them back to the community. Normally, we get the proposals a month before and we have time to go over them. We haven't had any fruitful involvement in this process," the group's director complained.

"Things have changed since (NPA Commissioner) Marion Pines took over," says Ms. Kassima, "People in the PAC group are afraid of NPA (because) they've already cut back their funds and eventually there will be no more money."

She also takes exception to the way the North Avenue Terraces project has been shared with the community.

"Normal procedure has been that when a final hearing is held on a developer's proposal the city brings it back to the community to accept it or reject it.

"It did not happen that way this time. The director (Lumumba) received a last minute call while everybody was at work and was told this is the plan," she charged.

To be Continued

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—Voter registration

Continued from page 1

except 29 days before and 10 days after the primary election and 29 days before and 15 days after the general election.

- You may register at the election office in your county. Here in the city the address is Baltimore City District Court Bldg., Fayette & Gay Streets 396-5580. That office is opened Monday through Friday, 8:30 a.m. to 4 p.m.
- Persons whose permanent resident is still in the city or state but who have moved out-of-town temporarily or joined the military can register by mail. Contact the election office in your area for further information.
- If you have changed your local address or your name since the last election, you should contact the Board of Election Supervisors in your area within 30 days after the change. Failure to do this could mean your name being purged from the voting rolls.
- Even if you remain in Maryland but move to another county you must still re-register with the election office in your new area.
- It is not necessary to register after each election provided that you continue to live in the same area and notify the election office of any changes in your address or name. You must also vote at least once within a five-year period in order to keep your registration status active.

—NW coalition

Continued from page 1

the property. When the other groups found out about the firehouse proposal they changed their minds about the rezoning, but the city council delegation seems intent on pushing it through."

A recent incident in Pikesville has caused even more anxiety for the residents of the neighborhoods. A covenant was reached by a Pikesville community with a developer that allowed the property to be rezoned with restrictions.

When the property was sold to another developer, he developed it outside the restrictions of the covenant and there was nothing that the community could do because the covenant was not filed in the land office.

Members of the Greater Northwest Coalition are afraid that something similar could happen at 3906 Liberty Heights.

One neighborhood group still supports the rezoning bill. The Dorchester Community Association, headed by Mrs. Helen Graham still favors Bill 989 according to fellow signers of the covenant Joseph Wilkins.

However, Joe Henley asserts that the Dorchester Community Association is divided on the issue. "Mrs. Graham is still in favor of the bill but some of her members have changed their minds and submitted a petition to the city council opposing the bill."

Mrs. Graham was unavailable for comment at AFRO presstime

—NAACP

Continued from page 1

During his address at the Charles Plaza ceremony, NAACP Executive Director, Benjamin Hooks, mentioned some of the new facilities' assets.

He said that the organization and the city will benefit greatly from the organization's new location and hopes that the organization is well-received.

"I sure hope the city will like it," Hooks said.

But Hooks also pointed out that in spite of his organization's Baltimore location, its agenda will continue to be the concern of blacks on a national level.

Hooks stated that the organization's chief objective currently is economic development for blacks.

NAACP president, Enolia McMillan expressed relief in the fact the organization now has its own facilities and added that those facilities would soon be paid for.

"Although it (the building) is not paid for yet, we plan to take care of that shortly," she said.

During the festivities, city solicitor Ben Brown and Baltimore County Executive Donald Hutchinson presented Hooks with proclamations from their jurisdictions.

After thanking them, Hooks stated, "We look forward to growing with the city."

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REGULAR AND MENTHOL

Gov. Hughes signs into law mandatory seatbelt use and overall thrift reform

By Myriam Marquez

ANNAPOLIS (UPI) — A sweeping reform of the savings and loan industry, creation of a Maryland Stadium Authority, and mandatory seat belt use were among the measures signed into law by Gov. Hughes Tuesday.

Flanked by House Speaker Benjamin Cardin and Senate President Melvin Steinberg, Hughes signed 344 bills and 39 resolutions during two bill-signing ceremonies.

The second ceremony, held at the Department of Natural Resources, was devoted to a dozen environmental bills aimed at protecting the Chesapeake Bay.

The seat belt bill, which for more than a decade had failed to gain passage in the legislature, requires drivers and window-side, front-seat passengers to buckle up or face a $25 fine.

Under the new law, which takes effect July 1, a driver or passenger cannot be slapped with a fine unless a vehicle is stopped for another violation.

"There is compelling evidence from medical and highway safety experts that a mandatory use law will help reduce the appalling (traffic fatality) toll," Hughes said.

"This bill has not been without controversy because of the right to privacy issue," Hughes said. "But I feel the safety matter certainly outweighed individual privacy."

Maryland joins more than 20 other states and the District of Columbia with enactment of the mandatory seat belt law.

A bill that gives the director of the state's Division of Savings and Loan Associations sweeping powers to issue subpoenas, and cease and desist orders against thrift officials violating the law was also enacted.

The new law also strengthens conflict of interest provisions, limits insider loans, restricts certain real estate investments and sets stronger criminal and civil penalties for thrift officials who violate the law.

"It's an effort to say what happened in the past will never happen again in Maryland," Hughes said.

Under the legislation creating a stadium authority, Hughes will appoint five members to the panel before July 1, when the law takes effect. Hughes said the authority's first responsibility would be to determine the adequacy of Baltimore's Memorial Stadium to house professional football and baseball teams and to select the site for a new stadium if needed.

The authority will have the ability to own and operate football and baseball franchises on a temporary basis, issue revenue bonds and impose an admissions tax at any stadium it owns. The General Assembly and the Board of Public Works would have a final say on the authority's selection of a stadium site.

"The stadium authority is a strong signal to the sports world and the nation that Maryland is serious about retaining professional baseball and regaining an NFL franchise," Hughes said.

Hughes also announced that Baltimore businessman Bernard Manekin was stepping down from his chairmanship of the Advisory Commission on Professional Sports and the Economy and would be replaced by Sen. Thomas Bromwell, D-Baltimore County and a commission member. The commission recommended the creation of the stadium authority.

The governor and legislative leaders also signed into law bills under the state's $210 million capital budget, which uses the sale of bonds to fund construction projects throughout the state.

Other new laws enacted Tuesday include:

— repealing property tax breaks to clubs that discriminate, including the prestigious, all-male Burning Tree Country Club in Montgomery County;

— banning the sale of so-called shooting knives;

— prohibiting animal pounds from selling dogs and cats for research as of Jan. 1, 1987;

— requiring doctors to tell women with breast cancer all of the types of treatments available;

— enabling the state to continue to issue grants to bus systems in Prince George's and Montgomery counties until June 30, 1988;

— extending until June 30, 1989, the state's competitive rating system for insurance;

— promoting adult day care centers to help victims of Alzheimer's disease;

— requiring the state health department to provide statewide information and to train professionals on the deadly effects of Acquired Immune Deficiency Syndrome (AIDS).

— placing stiffer disclosure laws for lobbyists and increasing fines from $1,000 to $5,000 for officials who violate the state's public ethics law, and;

— requiring elected officials to disclose the terms of loans received during a campaign.

Schaefer declares candidacy for governor

By Mary Gabriel

(UPI) — From the porch of his westside rowhouse, Mayor Schaefer said Monday he will run for governor because he wants to make Maryland the best state in the nation and he is the man to make that happen.

"It's kind of an emotional day for me because today I announce my candidacy for governor of the state of Maryland," Schaefer told a crowd of about 300. "My decision was not casual. I want to make Maryland the top state in the nation and I think I'm the man to do that."

Schaefer said his 30 years of public service, first as a city councilman, president of the city council and then as mayor since 1971, qualified him for the governorship.

"I've effectively run an office with an annual budget of more than a $1.3 billion. There is no other candidate that can say that," the 64-year-old mayor told the cheering crowd from behind a bank of red and white balloons. "As mayor I spent a lot of time with community groups. You name it, I've done it. My work habits will not change in Annapolis."

Schaefer, a Baltimore native, opened a law practice when he returned from serving in World War II. He made several unsuccessful attempts to win a seat in the House of Delegates, then was elected to the City Council in 1955.

He received a national award in 1978 for organizing homesteading, shopsteading and other self-help projects that revived fading parts of the city and earned it a reputation as a model for inner city revitalization.

As mayor, he is head of the Board of Estimates. In 1978, Schaefer withstood considerable public criticism about tax increases. He maintained the increases were necessary to raise the city's low educational standards.

Schaefer said as governor he would hope to continue working closely with state residents and place a great emphasis on education, jobs and economic development in Maryland.

"As governor I will take an active role as the state's best advocate. If it means going to Tokyo — I will not sit back and wait for business to come our way," Schaefer said. "I will not sit around and I will not campaign for another office . . . or pass memos. I'll be out among the people."

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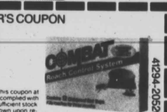
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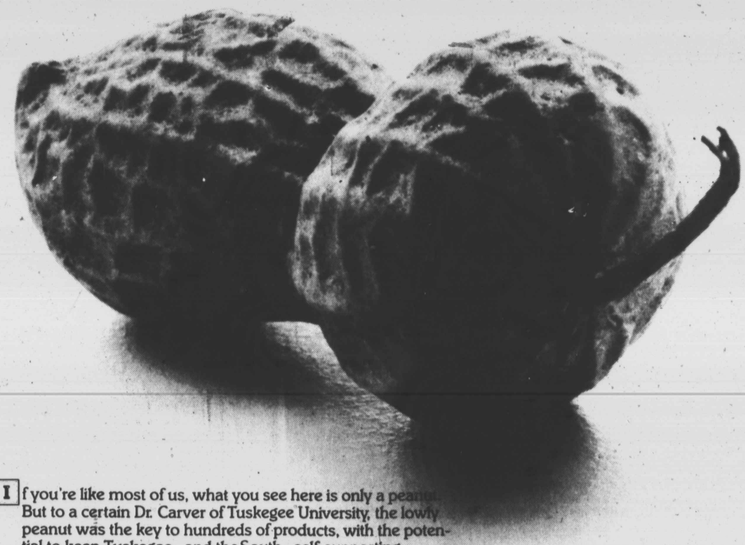
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