

THE LAKEWOOD OBSERVER

Lakewood's Only Newspaper And Finest Website

Volume 1, Issue 4, August 9, 2005

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The Eagle Has Landed

I heard a slight knock on the door about 5:00 pm Wednesday night, August 3rd. Thinking it was another neighbor wondering if we had power and what the police scanner was saying, I was a bit surprised to see Karen Reidy with binoculars in hand saying, "Jimmy, what do you think this bird is with a white head?"

I grabbed her binoculars, looked through and was amazed to see a mature Bald Eagle sitting on a branch just over the edge of the Emerald Canyon less than 500 feet from the road. I turned and yelled for my wife to get the camera and off we went to look at this truly magnificent bird.

It was at the very top of a tree without leaves which offered a clear view of the rapids and shallow areas of the Rocky River. A perfect place for a bird that lives on fish. He would be able to see salmon, trout, catfish, even the occasional carp as they make their way up river, or sit in the rapids gathering oxygen.

After a couple minutes, I turned to get the telephoto lens for my little Nikon, and realized that it was back at the World Headquarters of Lakewood Observer Media. Jumping into the car, I made a mad, but legal dash to the office, got the lens and headed back to Riverside Drive.

By this time, my wife and Karen had attracted a small following of eagle watchers. I attached the lens and started to shoot in the failing light. Seconds later, one of Lakewood's serious bird watchers and fellow Observer, Bill Davis pulled up and got out. "It is a Bald Eagle!" exclaimed Davis. Over the next hour, over 100 people stopped, watched, and were amazed as the bird sat almost motionless.

Davis mentioned, "He's used to being a star" and you could sense that was true, as the eagle seemed to pose as flashes went off. Cars slowed and stopped asking what was happening. Neighbors would say, "It's a Bald Eagle!" Motorists would pull over get out and watch the eagle, take pictures and call their friends and family. Not even on the 4th of July, when people living along the Canyon can see fireworks from five cities, have I ever seen this many cars stop.

Suddenly, there was a flash of brown and another large bird flew right next to the eagle, buzzing it twice then flying off to a tree up river. "Probably his mate or offspring" mentioned Davis. "They do not get their white feathers until they have matured, at four years of age. Could be a younger mate and or younger eagle, but from

the size, it is another raptor for sure." Davis also pointed out that if you listened closely, you could hear what sounded like a dinosaur calling. "Did you hear that! That is definitely the call of a raptor."

As dusk fell on the Canyon, the eagle gracefully flew down from his perch and went up river, while the crowds stood and talked for another half-hour. "This was really great! I can't believe it," said Alan from Fries Ave. "Lakewood's got Bald Eagles, and Rocky River doesn't." said a young girl from West Clifton. Davis turned and reminded her that we also have Peregrine Falcons, Red Tail Hawks, Cooper Hawks, Turkey Vultures, and other rare species.

The Emerald Canyon is something that every Lakewoodite should enjoy and share with friends. We are very lucky to be living in Lakewood.

One of two bald eagles spotted last Wednesday just off the side of Riverside Dr. in the Emerald Canyon.

Inset: People stopping, staring and taking photos of Lakewood's newest residents. (Staff Photo)



Parents Object to Preemptive Preaching at Skateboard Park

By Jeff Endress

On July 21, 2005, the Lakewood Skate Park played unwitting host to an evangelical multi-media presentation by a group known as Generation Next Outreach led by Pastor Joe Raddish. As a part of its multi-city evangelical outreach, this West Virginian group of youths with adult leadership performed a combination theatrical/multi-media presentation at the park. As Pastor Joe stated, "Our purpose was to share God's love, joy, healing and victory with the teens of your area in a nonthreatening, non-judgmental, and especially not a shove-it-in-your-face-and-accept it way. We chose to do human videos that act out the truths of God's word and then go into the crowd and talk about what the videos mean and share the gospel with those who had an interest to talk with us."

But the ministry found itself running into a groundswell of parents objecting to strangers preempting the parental prerogative for a child's religious training.

"I think I have a right to go about my business whether it's skateboarding or taking my daughter to kid's cove, with-

out being harassed," noted Stosh Burgess in a post to the Observation Deck. "I find it bogus that some of you feel it is alright to harass people (or as some of you call it preach the word of god)."

The incident at the Lakewood Skateboard Park is indicative of wider ranging cultural and legal conflicts in society as a whole. Unquestionably, the U.S. Constitution's First Amendment guarantees freedom of speech and religion. Likewise, there is a strong line of statutory and case law authority holding that decisions regarding the upbringing of children are within the prerogative of parents.

The First Amendment guarantee of Freedom of Religion is not an absolute and neither is the parental right in the upbringing of children. Societal and governmental interests in many instances are used to regulate or infringe on these guarantees. Religion's promotion of bigamy and ritualistic drug use have been regulated (or outlawed) notwithstanding adherents' sincere beliefs. The rights of parents in the manner of rearing their children have also been regulated in the societal interest of protecting youth.

Dangers for youth seem rife in con-

temporary living. Daily news reports of abductions, assaults, child pornography and web stalkers cause many parents a great deal of concern for the safety and well-being of their children. Today, parents are instructed to be involved in a child's activities, know the content of web sites visited and be familiar with their children's peer group.

Many parents felt that Pastor Joe's outreach, no matter how benignly intended, affected their abilities to be effective parents. As Stephen Calhoun stated, "The encounter, would be controversial regardless of the content, were any adults involved. The first fact to establish is whether adults were involved and presumed to fulfill an unsolicited parental role with kids whom not only aren't their kids, but are strangers to them."

The parental concern for unsolicited and unmonitored messages delivered to their children, no matter how well intentioned was best summarized by Lakewood mother Danielle Masters, "Pastor Joe please keep your preaching to adults and minor children only with their parents' prior consent."

Lakewood Health

Start-A-Heart Partners City and Hospital

The City of Lakewood and Lakewood Hospital announced the expansion of the Lakewood Start-A-Heart program, a citywide effort initiated in 2001 to treat sudden cardiac arrest victims and to improve the community response to such emergencies.

“We are grateful to Lakewood Hospital for their generosity in funding the expansion of Start-A-Heart,” said Fire Chief Larry Mroz. “Because of their support, we will be able to increase the availability and use of automated external defibrillators within our City.” Ten new automated external defibrillators (AEDs) have been purchased and will be placed at various locations within Lakewood. 17 AEDs are currently placed in locations including two police cars, three fire engines, some schools, the YMCA annex, the senior centers, City Hall and Winterhurst.

An AED is a small, lightweight device used to assess a person’s heart rhythm. If necessary, it administers an electric shock to restore a normal rhythm in victims of sudden cardiac arrest (SCA). More than 300 targeted individuals including public and private school personnel, city employees, Board of Recreation employees, the Lakewood YMCA personnel and Office on Aging employees received AED and cardiopulmonary resuscitation train-

ing (CPR) when the program began four years ago.

“Providing emergency medical treatment to our community is one of our top priorities,” said Chief Mroz. “By installing these devices in high-traffic areas throughout Lakewood, they will be accessible to trained public safety and citizen responders. Lives will be saved.”

Mroz said he was discussing the success of the City’s AED Public Access Program with Jack Gustin, chief administrative officer of Lakewood Hospital, at a recent meeting. Chief Mroz commented the program could be even more successful if the city had more AEDs and more people were trained to use them. Gustin immediately offered the hospital’s support to expand the program.

According to Michael Monahan, EMS Supervisor, only three of the new AEDs have been assigned. Monahan says “a registered nurse and a paramedic from the company that we purchased them from will come out and do a site survey of locations throughout Lakewood to make an educated decision about where they should go, but as it stands, we’re going to add two more to police cars and one to one of the Office of Aging buses.” Private entities may purchase AED devices on

their own or through the company that sells to Lakewood. Monahan says that if purchased through Lakewood’s supplier, the units cost about \$2,000 each. The fire department inspects each unit twice a year, whether they are publicly or privately owned.

They will also do a site check to make sure the people in the building know that the units are there and how to use them. “You don’t need any training,” Monahan continues, “the boxes actually speak and they’ll talk you through the application of the unit and the proper time, if it is needed, to shock a person.”

“For the best chances of survival, the victim must be defibrillated within four minutes of cardiac arrest,” said Gustin, who was one of the hospital’s first paramedics in 1974 and later was appointed EMS Director. “Making AEDs more accessible and training people to use an AED is the key to improving survival rates.

Lakewood Hospital is committed to making that happen.” Monahan mentions that the AEDs only work on some types of cardiac arrest and it is preferable that any responders also know CPR. Monahan cites a 75% survival rate since the AED program started whereas prior to the AEDs implementation, the survival rate

would be closer to 20% to a low 30% rate of survival.

“I’m proud to support the expansion of this life-saving program,” said Fred DeGrandis, chief executive officer of the Cleveland Health System – Western Region and president of Lakewood Hospital. “This is a great example of how the city and the hospital can work together to improve the health of the community.”

Mayor Thomas J. George introduced legislation at the June 6 regularly scheduled Lakewood City Council meeting to establish a Start-A-Heart oversight committee.

“We are pleased to be collaborating with Lakewood Hospital to expand the Start-A-Heart program,” said Mayor Thomas J. George. “It’s a great partnership.”

Founded in 1907, Lakewood Hospital is a 400-bed acute care, community-oriented hospital, which offers a wide range of health services and education programs for women, men, and children. Each year, Lakewood Hospital provides high-quality and innovative patient care for more than 130,000 patients. In 1997, Lakewood Hospital became part of the Cleveland Clinic Health System, a partnership between the Cleveland Clinic Foundation, and nine community hospitals.

Hot Off The Deck

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TOPIC	REPLIES	ORGINATOR	VIEWS	DATE
No party affiliations listed	18	STOSH BURGESS	436	Sun Aug 07, 2005 8:47 am
Bald Eagle Spotted In Lakewood	13	Jim O'Bryan	204	Sat Aug 06, 2005 3:32 pm
Churches to businesses..	1	STOSH BURGESS	56	Sat Aug 06, 2005 10:56 am
Little Havana?	14	Jim O'Bryan	211	Fri Aug 05, 2005 9:25 pm
Lakewood Marina in Valley Headed for Development	1	Grace O'Malley	44	Fri Aug 05, 2005 8:16 pm
Lakewood Lakefront/Beach Front	19	Jim O'Bryan	479	Fri Aug 05, 2005 5:19 pm
WiFi in Lakewood	37	Bryan Schwegler	952	Fri Aug 05, 2005 9:40 am
Cool Cleveland's Night Out in Lakewood Tickets on sale!	0	Jim O'Bryan	41	Thu Aug 04, 2005 10:16 am
MADISON VILLAGE 2005 or THE RISE AND FALL OF LITTLE SoHO	0	Matthew Charboneau	77	Thu Aug 04, 2005 8:37 am
Lakewood Technology Summit	2	Ed FitzGerald	91	Tue Aug 02, 2005 10:12 pm

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News releases—If you have information on an event, organization, program or news on *anything* that has to do with Lakewood, send it to: city.editor@lakewoodobserver.com

Calendar of Events—To appear on our calendar of events, e-mail: events@lakewoodobserver.com

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Your Independent Source for
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Lakewood City Hall

Lakewood’s D.I.V.O.R.C.E. From Lovely R.I.T.A.

By: Bill Call

The Lakewood Director of Finance, Vic Nogalo, is enthusiastic about income tax in-house collection. He is confident that the City will maximize revenue and minimize collection costs by leaving R.I.T.A.

Under the current collection structure, the City of Lakewood is projected to pay R.I.T.A. \$596,647 for income tax collections in 2005. There will be an additional cost of about \$161,000 for personnel and support services provided by the City tax department and \$76,000 for outside attorneys paid through R.I.T.A. The total cost of R.I.T.A. to the City is projected to be about \$833,647.

Nogalo estimates that the first year cost of in-house collection would be \$720,000. That cost includes outside legal fees but not the start up costs of \$121,000. The total first year cost for in-house collection is estimated to be \$841,000. The first year of in-house collection would cost the City \$7,353 more than would be paid to R.I.T.A.

Since the start up costs are a one time investment in software and hardware, the cost of operating the in-house collections in the first year would offer a operational savings of \$113,647. Nogalo thinks that the potential savings outweigh the risks of in-house collection.

What are the risks in leaving R.I.T.A.? The software could cost more than advertised and may not work as promised. R.I.T.A. has recently settled a lawsuit with its software provider over performance and support issues. Would Lakewood face similar problems? In his letter to council, Nogalo admitted that “spending good money on software development doesn’t always guarantee appropriate cost/benefit.” That is one of the reasons he is considering only existing products. Nogalo stated that the “software I am considering is a proven product that is already used in over 80 Ohio municipalities.”

A request for proposal (RFP) will soon be issued to at least three vendors. Nogalo thinks the software and conversion fees should cost less than \$100,000. R.I.T.A. had to design a system that served the needs of 100 cities. Lakewood’s system would be an existing system tailored to serve the needs of Lakewood.

The need for additional staff for the City Finance Department could result in wage and benefit costs that exceed the estimates of the City. In his letter to council Nogalo stated that he is committed to “hiring professional income tax specialists and accountants.” He admitted that the future costs of in-house collection could increase. Such an increase may consume the initial savings of in-house collection.

Nogalo wants to hire four new full-time and three part time tax professionals. While those professionals would not be inexpensive, Nogalo said that the cost of the new hires would be covered by the amounts currently spent on R.I.T.A. The City would also benefit from the increase in income tax collections, which would result from better

enforcement.

Nogalo envisions a “Western Shore Regional Tax Agency” to help with the future costs of in-house collection. He said, “We believe that it is more efficient that several neighboring communities are regionalized than the current conglomeracy of R.I.T.A.” The software to be purchased by the City is designed for a single user. A new software system would be needed if other cities chose to join a new agency.

Nogalo acknowledged that “R.I.T.A. does a good job of collecting our taxes” but that “an agency cannot focus on a City as well as a home City can.”

Nogalo is confident that a staff of professionals dedicated to collecting taxes in Lakewood would collect more money for the City than R.I.T.A. In 2004, R.I.T.A and the City tax department collected \$2,000,000 in delinquent taxes. Of the 25,000 tax returns filed each year 5,000 are delinquent. The larger staff will have more time to devote to delinquent taxpayers. Nogalo attributed \$900,000 of current

consolidated providing some economies of scale.

While acknowledging the risks in in-house collection Nogalo thinks there are risks in staying with R.I.T.A.

The cities payments to R.I.T.A. rose 62% from \$158,198 in 1998 to \$562,251 in 2003. Given the past performance of R.I.T.A. Nogalo thinks the costs to the City could increase substantially in the coming years.

R.I.T.A.’s cost of operations have increased from \$3,083,965 in 1998 to \$12,733,320 in 2004, salaries have increased from \$3,316,391 in 1998 to \$8,421,897 in 2004. Nogalo fears that R.I.T.A.’s insulation from citizen oversight and political accountability will result in further increases in its operating costs.

In addition to the increase in operating costs R.I.T.A. is also facing new debt of approximately \$18,000,000. The debt is the result of the cost of assets such as software, hardware and building improvements. Lakewood would be responsible for payment of

Carbone attributed much of the increase in cost to the addition of “25 member municipalities and 5 Joint Economic Development Districts, along with dramatic increases in health insurance”.

“R.I.T.A. has a long term strategy ... of controlling costs,” stated Carbone. The plans include staff attrition, reduction in professional services, changes in employee health insurance plan, decrease in interest expense as bonds are repaid and a reduction in seasonal staff and overtime staff.

“With leveraging from the growing membership the costs for each member should continue to decline. The economies of scale from an organization like R.I.T.A are tremendous.” says Carbone.

Each community pays a pro rata share of the Agency’s costs based on the number of transactions as a percentage of the whole and the amount of a municipality’s collections as a percentage of the whole. Lakewood’s share is 4.3% of the total cost (\$528,816). As R.I.T.A. continues to grow Carbone anticipates that the actual costs for each municipality should decline. He said, “We have a long list of communities interested in joining.”

Carbone attributed part of the increase in R.I.T.A.’s operating costs to “an ambitious project to improve the Agency’s thirty-three year old technology to today’s standards.” The new system will include such services as internet access, electronic filing, electronic payments and electronic registration. The system will also offer municipalities digitized tax documents, self-service through an interactive voice response unit and an interactive website. Citizens of Lakewood are the third highest users of R.I.T.A’s internet services.

Carbone said that the software is operating as promised.

Nogalo’s concerns about further increased costs to the City may not come to pass. According to Carbone “conservatively, the Agency has indicated that costs will increase in 2006 and then follow a downward trend. The Agency has experienced a similar spike in costs in the mid-1980’s... then enjoyed the related significant long term reduced costs for many years”.

The Agency projects Lakewood’s costs to be:

2004 Actual	\$528,816
2005 Projection	\$596,647
2006 Projection	\$567,900
2007 Projection	\$516,443
2008 Projection	\$498,013
2009 Projection	\$483,508

In 2009 the projected cost of R.I.T.A. would be \$724,508 (direct cost \$483,508, legal fees of \$76,000 and \$161,000 for support services). If the cost of in-house collection does not increase beyond the first year cost of \$720,000 the City will save about \$4000 in 2009. It may actually cost the City more to move in-house collection if labor and benefit costs increase in future years.

“R.I.T.A. does a good job of collecting our taxes” but that an agency cannot focus on a city as well as a home city can.”

Vic Nogalo , Lakewood’s Director of Finance

income tax collections to the efforts of Lakewood’s tax department.

According to Rick Carbone Executive Director of R.I.T.A., “We can provide the service now done in-house by the City for no additional charge except eight dollars for the cost of each subpoena. We can pursue all people who file and do not pay.” R.I.T.A is currently lobbying for the right to share tax information with the IRS. Currently the IRS will only provide the information to cities with a population of more than 250,000.

Nogalo stated that he has already established an understanding with the City of Cleveland on sharing tax information, something R.I.T.A. has not done. The City will also request that signed copies of the IRS 1040 be attached to each local income tax return.

Given the number of rental units and the number of people moving in and out of the City, Nogalo thinks that a lot of tax dollars remain uncollected. The new software can track rental property owners and tenants. Pat Chittock, Manager of the income tax department stated, “We can collect an average of \$300 for each new tax return... an expanded tax department will have the time and resources to identify new taxpayers.”

Nogalo intends to implement a master address file for the City. The file will account for every possible address in the City. Each address will be accountable for a tax return. He is also examining the possibility of sharing information with cable companies to help identify new residents.

Income Tax Department and Utility Billing Department would be

approximately 4.3% of the interest and principal on the debt, about 1.3 million dollars. The City would have no responsibility to pay any of the debt if it left R.I.T.A.

Nogalo stated that currently the City is paying R.I.T.A. a 2% retainer fee of its tax collections. If R.I.T.A. moves to a current year retainer fee of 4% the loss to the general fund would be \$300,000. The City could also be faced with a charge for extraordinary collection fees of \$72,000 for services that were never charged in the past.

Rick Carbone stated “Certainly a retainer of 4% is much closer to the actual costs of 3.34%...the retainer merely sets forth the amount held back by R.I.T.A. each month for tax collection services. Had the city chosen a 4% retainer, based on their actual costs of 3.34% they would have received a Refund of .66%.”

Under the in-house system, individual taxpayers would continue to make their estimated tax payments to R.I.T.A. through December of 2005. After that, the payments would be sent to the Lakewood tax department. Business located in Lakewood could begin depositing their income tax withholdings to Lakewood as early as October of 2005. The City will need the cooperation of R.I.T.A. to ensure the proper conversion of taxpayer data. Carbone has promised to “work as closely as we can for a smooth transition.”

Carbone, thinks the City would benefit from staying in R.I.T.A. “Given our cost reduction plan, combined with additional costs Lakewood would incur to implement the same technology offered by R.I.T.A., we feel the City would still benefit as a member.”

Lakewood Residents

Lakewood’s Warriors Find Peace at the “Pot”

by Dan Slife

Walking past storefront displays along Madison in the Historic Birdtown area, one gets the sense of stepping back in time. Antiques, old furnace displays and grocery stores evoke images of the once thriving ethnic neighborhood. Step inside the Coffee Pot on Saturday morning and you’ll discover Lakewood’s brotherhood of warriors, keepers of peace and patriarchs of the time winkle.

On a hot tip from Pete McGrew, and the promise of a rare glimpse into the lives of Lakewood’s veterans, members of the Lakewood Observer entered the “Pot.” Pete, leader of the pack, greets us as we open the diner door, “Not bad, only two weeks late!” he yells over the rumble of the round table.

“We’re warriors of peace, we hate war,” Lakewood resident Jerry Murphy informs the Lakewood Observers.

For the past three years, a group of local veterans has been gathering at this east Lakewood diner every Saturday morning. They come to share war stories, and bust each other’s chops. They share a sense of brotherhood that civilians cannot understand. “We don’t like the company of non-veterans”, Jerry continues with a chuckle, “actually most civilians can’t tolerate us.”

On any given Saturday, the brotherhood of warriors will fill nearly every seat in the house. Attendance has been growing as they maintain a standing invitation to all veterans of war. Although attendance is closed to civilians, three Lakewood Observers had the rare opportunity to observe the presence of Lakewood’s Warrior Class.

“All of us are warriors” remarks Jerry. Drawing analogy between the



Clockwise from lower left; Jerry Murphy, age 68, US Navy Seals, Richard Healy, 58, USMC, Tim Anderson, 56, U.S.N. Corpsman, George Pieh, 72, Army, Donald Hentzel, 64 Army, Paul Gavin, 63, US Navy, Orien Rigney, 73, Army, Jim Slede, 65, US Navy, Pete McGrew, 84, USMC, Tom Farkas, 79, USMC, Harv Streitel, 82, Navy, Larry Issacs, USMC

fireman and the warrior Jerry says, “a fireman puts out fires, warriors will go anywhere in the world to put out a war. We hate war. “As the spokesman for Lakewood’s Warrior Class, Jerry’s hereditary profile fits the bill.

“Murphy means the warrior who came from the sea,” Jerry reflects on his Scotch - Irish heritage. “The Gael who lived there said, ‘here comes the Murphy’s there goes the neighborhood.”

The group shares a bond born from the sacrifice of war, the very real and imminent threat of destruction. The brotherhood meets weekly to remain united. In the chain of humanity that turned the allied war machine, breaking the back of Nazi Germany, these brothers were no weak links. Pete and fellow

Marine Tom Farkas both “took shrapnel in the (back-side) at Iwo Jima.”

Pete initiated the weekly gathering over three years ago. He and others decided to convene at the Coffee Pot after a group of angry veterans expressed concerns over city council’s flagpole experimentation.

“There’s only one flag that matters,” Jerry says in reference to the stars and stripes. Here at the Coffee Pot these Vets let it be known that they’re discontent with politics and society.

The Warrior’s Coffee Pot meetings are about more than war stories and brotherly tom foolery, however. Together these Veterans find support and understanding that can come only from a comrade, someone who knows first hand what war does to the soul.

Meetings like these are taking place all across the nation. In this regard Lakewood’s Warrior Class is part of a larger support network, one can even find internet sites dedicated to making such gatherings happen.

Veterans of both the first and second Iraq wars have stopped in on occasion. Though veterans of many foreign wars have visited, the core group served during WWII, the Korea and Viet Nam wars. As veterans, they see themselves first as defenders of freedom. Seeing a culture that no longer embraces the patriotism they share from the military experience, they seek to provide a measure of social support for Veterans young and old.

Attendance by Warriors ranges from ten to over twenty, sometimes.

BBC News Picks Lakewood’s Peralta Family for Comedy of the Absurd Podcasts

Lenny and Nora Peralta are Lakewood’s internationally acclaimed first family of podcasting. With Jawbone Radio, available online at <http://jawboneradio.blogspot.com>, the free form audio files of the Peralta’s Lakewood lives are downloaded directly to iPods and other digital music players via personal computers connected to the

World Wide Web. BBC News scanned the globe for the best in podcasts made by ordinary people and noticed that Lenny and Nora Peralta talking together in their Gladys Avenue attic were creating some of the very best audio ripples heard around the world.

Lenny Peralta was surprised to hear that BBC News selected Jawbone

Radio as newsworthy for the humor emerging from daily life in Lakewood. “This is who we are. We have five kids. We’re not DINKS. We struggle. We take people along for the ride. They feel connected to our reality,” says Peralta.

From time to time the entire Peralta family gets into the act with Jawbone Radio. The kids help mom and dad to keep things real and funny. On one episode of Jawbone, explains Peralta “we have a very important guest -- our youngest son joins us for our intro and outro and he makes weird clicking noises with his mouth.”

According to BBC News, Jawbone Radio is “The podcast Jerry Seinfeld would have made, if he’d settled down in Cleveland with five children.”

“Jawbone tends to feature a lot of comedy of the absurd - humor found in seemingly innocuous events. In that way, Jawbone has a link to TV sitcoms such as Seinfeld, which was famous for being “about nothing” notes Darren Waters, BBC News entertainment reporter.

Praise from BBC News for one Lakewood’s premier comedic and creative talents is news that matters both locally and globally. “BBC News aims to report what matters in the UK

and around the world. Of course not everyone agrees about what is really important - it is a matter of editorial judgment,” says Mark Damazer, Deputy director of BBC News. “When a BBC correspondent reports a story, the aim is to provide an insight based on evidence and on professional judgment - uncluttered by commercial interest or the need to support a particular proprietor or ideology.”

Peralta can understand why BBC News might throw a spotlight on the podcasting trend developing in Lakewood with Jawbone Radio. “Lakewood is the all American town, a window into Americana,” says Peralta.

Mac and PC Users can subscribe to Jawbone using iTunes 4.9 (the preferred way) by doing a search for Jawbone Radio. Mac users can also subscribe to our feed using an aggregator like IpodderX (<http://www.ipodderx.com>). Windows users can use Ipodder (<http://www.ipodder.com>). Just add this URL to the aggregator: <http://feeds.feedburner.com/JawboneRadio>

Or just visit the Peralata’s blog and listen to shows there: <http://www.jawboneradio.com>.



The Peralta Family sitting on their porch.

Lakewood Housing Issues

Court Approves Eminent Domain for Private Development

by Lynn Farris and Julie Wiltse

One of the most talked about Supreme Court Decisions in recent history is the Kelo vs. New London decision issued June 23, 2005. This decision allows the right of a state (in this case Connecticut) to determine public use. Connecticut construed public use to include private economic development.

Sandra Day O'Connor wrote a scathing dissent on this decision stating "Under the banner of economic development, all private property is now vulnerable to being taken and transferred to another private owner, so long as it might be upgraded, i.e., given to an owner who will use it in a way that the legislature deems more beneficial to the public in the process."

The justification and loophole that the Supreme Court left for the protection of property rights will now hinge on state constitutions and local charters banning the use of eminent domain for private economic development. Currently eight states forbid such use including Arkansas, Florida, Illinois, Kentucky, Maine, Montana, South Carolina and Washington.

In the book, Public Power, Private Gain, Dana Berliner completed an exhaustive study of eminent domain for private use in the United States during the years 1998 through 2002. Berliner was unable to find any incidents of either actual or threatened private use condemnations in Idaho, Montana, New Mexico, South Dakota, Wyoming, Alaska, Delaware, Georgia, New Hampshire and Washington D.C. However, Ohio is one of the leaders in

condemnations for private parties.

The reaction to the Supreme Court Decision has been very negative. Unscientific polls have shown overwhelming dissent. MSNBC registered a 98% negative response to the question "Should cities be allowed to seize homes and buildings for private projects as long as they benefit the public good?" CNN captured a similar response with only 1% agreeing that local governments should be able to seize homes and businesses for private economic development.

Faced with substantial negative reaction widespread among United States citizenry, Congress has acted quickly. On June 30, 2005 less than seven days after the decision, the House of Representatives approved a measure to bar federal transportation money from being used to make improvements on lands seized via eminent domain for private development. Legislation is also in the works to ban the use of federal money for any project getting the go-ahead on the basis of the Supreme Court's Kelo vs. City of New London decision.

In a surprising move, the Gov. of Connecticut supported efforts by House Minority Leader, Robert Ward, to hold a special summer session dealing with Eminent Domain and efforts to ban its use in economic development projects.

The Institute for Justice, the same organization that represented the property owners in Kelo as well as in the failed West End Project, has pledged three million dollars to assist activities in stopping Eminent Domain for Private Development at the State and Local levels. "One would be hard-

pressed to think of a recent Supreme Court decision that has generated such widespread and virtually unanimous outrage," said Chip Mellor, the president and co-founder of the Institute for Justice. "We will take this energy and put it toward productive activism." They have started a Hands Off

My Home campaign asking state and local officials to sign a pledge to oppose efforts to use Eminent Domain for Private Development.

At this time, the only candidate running for Lakewood City Council at large to have signed that pledge is Ms. Nickie J. Antonio.





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Lakewood History

Tracing the History of Your Lakewood House

Do you have any architectural curiosities in your Lakewood house or apartment? Perhaps a closet with a window or a stairway too narrow for most adults? If so, it may be time to conduct a “house history.” At a recent presentation at Lakewood Public Library, Mary Gagen of the Lakewood Historical Society provided a wealth of information on how to become a historical detective of your own home. She explained that the process usually begins with a thorough examination of the home’s physical aspects, followed perhaps by contact with any previous owners or longtime neighbors. Next, it is wise to retrace the “genealogy” of the house. In essence, this consists of a full list of the home’s previous owners, complete with the dates of property transfer.

There are four main sources of information to get your genealogy started. At the Lakewood Public Library, you can consult the Cleveland City Directories and Census records to learn the names of people who lived at your address. These books may also include some general social information about the owners. At the Building Department at Lakewood City Hall, you can ask to see the file on your home. It may contain all the permits filed on your home, as well as its blueprints, but this is not always the case. A more detailed collection of historical and social information on your home and its owners can be found at both the Cuyahoga County Administration Building at Lakeside and Ontario and the Cuyahoga County Archives Building at 2905 Franklin Boulevard in Cleveland. Gagen recommends calling ahead to see if you need

by Vincent O’Keefe

an appointment. You will need your address and permanent parcel number. If you want to pinpoint your home’s date of construction, these are good sources to consult.

Incidentally, in his recent book titled *House: A Memoir*, Michael Ruhlman details the fascinating journey of renovating a century-old home in Cleveland Heights. During the renovation, he also conducted a house history at the Cuyahoga County Archives Building and describes the process thoroughly. He explains that to him the house feels like “a palimpsest of other lives” (82), and after retracing its genealogy, he “felt grateful for the names of the people who’d trod the same stairways and floorboards that we did today” (218). He continues: “I now had the names of all the families who’d lived in this structure. The house seemed to demand that I know it. We were its legacy. . . . Our house was a still and contained center, and we were permanent extensions of those who had lived here” (220). You can learn more about Ruhlman and his memoir when he appears at the Lakewood Women’s Pavilion on September 21 at 7:30 p.m., a program sponsored by the Lakewood Historical Society.

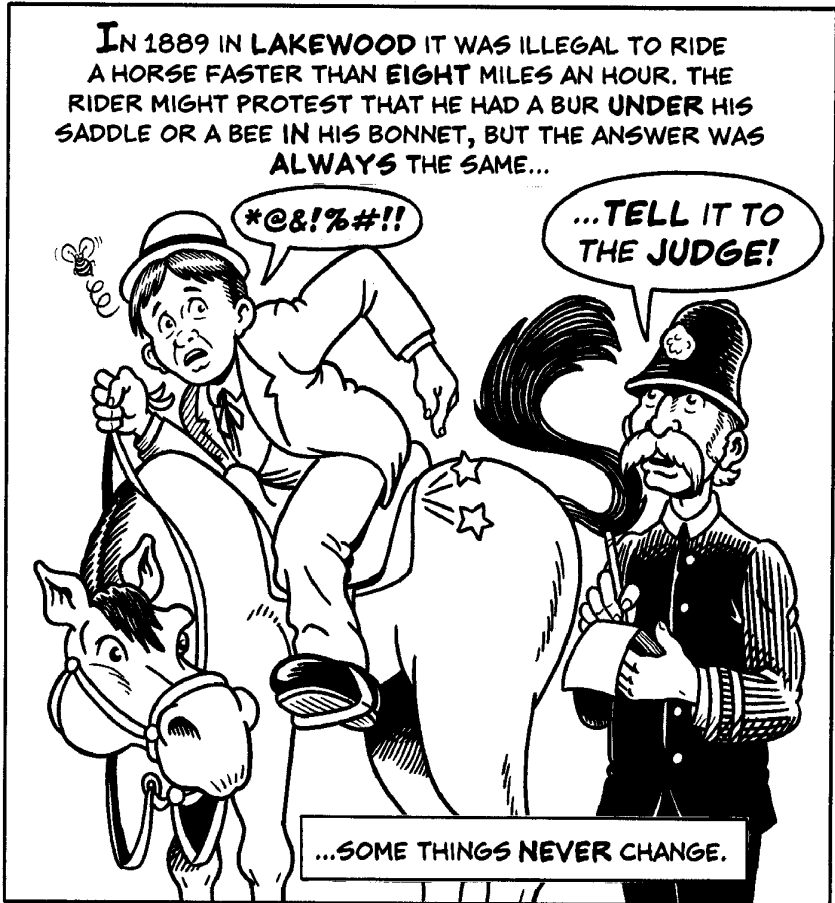
Mazie Adams, Executive Director of the Lakewood Historical Society, provided many additional sources of research for residents interested in home histories, including a reference library in the Oldest Stone House Museum available by appointment. In addition, for a small fee the Society

can conduct some basic research on your house to get you started. For more details on a wide variety of research tools and step-by-step directions, contact the Lakewood Historical Society by phone at 216-221-7343 or by e-mail at lakewoodhistory@bge.net. If you’re not yet ready to research your home but like old pictures of Lakewood properties, visit www.clevelandmemory.com/Lakewood to view a large group of

images called “Yesterday’s Lakewood.” You just might see your home from a previous decade.

Both Gagen and Adams emphasized that conducting a house history can be rather time-consuming, depending on how detailed you would like it to be. On the other hand, they also agreed it can be an exciting journey into the mysteries of your home. Based on the large audience for the presentation, it seems many Lakewood residents are ready to play detective.

LAKWOODOIDS BY BUDGETT AND DUMM



Lakewood Mail

I would like to add a little insight, history if you will, to your recent piece on Social Security. When Franklin Roosevelt introduced the Social Security (FICA) Program. He promised:

- 1.) That participation in the Program would be completely voluntary,
- 2.) That the participants would only have to pay 1% of the first \$1,400 of their annual incomes into the Program,
- 3.) That the money the participants elected to put into the Program would be deductible from their income for tax purposes each year,
- 4.) That the money would be put into an independent “Trust Fund” rather than into the General operating fund, and therefore, would only be used to fund the Social Security Retirement Program, and no other Government program.
- 5.) That the annuity payments to the retirees would never be taxed as income.

What’s Happened Since Roosevelt introduced Social Security?

Since many of us have paid into FICA for years and are now receiving a Social Security check or plan on it, you will find that we are getting taxed on 85% of the money we paid to the Federal government to “put away,” You may be interested in the following:

During the Lyndon Johnson administration the government took Social Security from the independent “Trust” fund and put it into the General fund so that Congress could spend it.

The Government eliminated the income tax deduction for Social Security (FICA) withholding.

Al Gore cast the “tie-breaking” deciding vote as President of the Senate, while he was Vice President, to have your Social Security taxed.

One need go no further than 2 decisions handed down by the Supreme Court, in 1937 and 1960, to realize what blatant deception the current Social Security literature contains. Here is what the court said:

1. The payroll deductions of workers do NOT go into any pool or trust fund but: “The proceeds of both (employee and employer) taxes are to be paid into the treasury like other internal revenue generally, and are NOT earmarked in any way.” *Helvering v. Davis*, 301 US 619, 635 (1937)
2. The court points out that payroll deductions of American workers are NOT payments on premiums for insurance of any kind, but are simply income taxes; “...eligibility for benefits... does NOT in any true sense depend on contribution through the payment of Taxes.” *Helvering v. Davis*, 301 US 603,609 (1937)
3. People participating in Social Security payroll deductions do NOT acquire any property rights or contractual rights through their payments as they would IF they were paying an insurance policy or contributing to an annuity plan. Simply, there is NO guarantee! The Congress does have power to deny benefits to citizens even though they had paid SS taxes. Also, the payment of amounts of benefits are at the option of Congress. *Fleming v. Nestor*, 363 US 603, 610 (1960)
5. Benefits granted under Social Security are therefore NOT considered earned by the worker, but simply constitute a gratuity or gesture of charity. As the court states: “Congress included in the original act, and has since retained, a claim expressly reserving to it the right to alter, amend, or repeal any provision of the act.” *Fleming v. Nestor*, 603 US 610-11 (1960)

So as you can see from the Supreme Court decisions cited above Social Security is a house of cards that has been sold to the public through misinformation and will eventually fail.

Randy Belmont
Lakewood, OH 44107

Lakewood Issues

What Is Just Compensation?

By John Goodell

As many know, last June 24 the Supreme Court ruled 5–4 in *Kelo V. City of New London* that local governments may seize people’s homes and assets against their will for private economic development. In dissent, justice O’Connor wrote of the decision “Any property may now be taken for the benefit of another private party, but the fallout from this decision will not be random...The beneficiaries are likely to be those citizens with disproportionate influence and power in the political process, including large corporations and development firms.” This comment by Justice O’Connor underscores a commonly held perception that local city councils are often disproportionately composed of individuals with a vested interest in real estate development. But of course, some have noted that, at the end of the day, it is the fault of voters if they cede control of local affairs to groups whose interests do not match their own—though it is more difficult to blame a minority if the majority chooses to disenfranchise it.

In what at first seems like an unrelated matter, heads of government at the recent G8 conference discussed what could be done to fix the deplorable lack of financial development on the continent of Africa. While applauding the benefits of debt relief and direct economic aid, some have suggested that for Africa to make permanent economic progress, paradigm shifts in its political and social systems need to take place, in particular a much better delineation of property rights—the economic costs to society of the ongoing expropriation of farms in Zimbabwe under the dictatorship of Robert Mugabe comes to mind. Academic research supports this view. For instance, a 2003 *Journal of Finance* article by Stijn Claessens and Luc Laeven offers strong empirical evidence that incomplete property rights lead to stymied financial growth and misallocation of society’s resources.

The Mystery of Capital: Why Capitalism Triumphs in the West and Fails Everywhere Else by Hernando De Soto, published in 2000, echoes this point. De Soto asserts that financial development is closely dependent on property rights, listing six effects: (1) “fixing the economical potential of assets”; (2) “integrating dispersed information into one system”; (3) “making people accountable”; (4) “making assets fungible”; (5) “networking people”; and (6) protecting transactions.” Clearly defined and enforceable property rights are essential for financial development. But what De Soto discusses is the political and legal prerequisites to financial development in underdeveloped countries. Is it a different matter to consider what effects a loosening of property rights might have on the ongoing economic health of a developed nation such as the US?

Approaching from a different angle, De Soto, perhaps contradictorily, also suggests that property rights should be mutable in reaction to practical necessity: “Law began adapting to

the needs of common people, including their expectations about property rights, in most Western European countries during the nineteenth and early twentieth centuries...Politicians finally understood that the problem was not people but the law...” De Soto often decries governmental impediments to the acquisition of property rights in third-world countries, citing as examples bureaucratic entanglements to squatters in Haiti consummating their legal right to property ownership, and Brazilian favelas operating outside of rent controls. It is interesting that most of these examples highlight the blocking of rights granting to lower class citizens. In contrast, examples illustrating blockages to the entrepreneurship of real estate developers are not mentioned. But local government officials will often assert that the seizure of personal property for private development is a necessity for community survival in the face of dwindling tax revenue. It remains an open question of how *Kelo V. City of New London* will effect our society.

However, as much as a lessening of property rights may or may not be decried, in light of the recent Court ruling, the legal backing of the taking of private assets and redistributing them to other private parties is fait de

might be only one keenly interested buyer and the Falcon therefore sells at a lower price.

Stocks and bonds are also auctioned, all the time in fact in financial markets such as stock exchanges. The price of a share of Google is simply what someone will pay for it. And we know that stock prices can be quite erratic. Similarly, the market price of a home and property is just what someone is willing to pay for it. Many financial analysts current feel that real estate prices around the US are significantly too high, that we are now experiencing a bubble in real estate and a crash is imminent. Imagine for a moment if government, under eminent domain could force individuals to liquidate (i.e. convert into cash) their stock portfolios at any time for its market value. Would investors like this? Sure, it can be argued that an asset is just worth what another will pay for it. But sometimes the price is down and you don’t feel like selling. To put a strange twist on things, if stocks and bonds, or real estate are merely worth just what you can buy them for, why would you ever buy them? You would just be wasting brokerage fees or real estate commissions on converting cash into an equivalent amount of something else.

So if the value of an asset is not necessarily its specie value or its market

So what is just compensation?...

... The value of a particular object, let’s take the Maltese Falcon for example, is hardly just its specie value in gold.

accompli. Therefore, more attention should be placed on an examination of what constitutes “just compensation.” The 5–4 decision in *Kelo V. City of New London* expands the scope of the Fifth Amendment, which allows government to take land by eminent domain when it provides “just compensation” and is for the “public use.” Connecticut’s Supreme Court had earlier ruled in March 2004 the promise of more tax revenue justified the appropriation of personal property.

So what is just compensation? This question clearly turns on another question: what is the worth of the asset being taken? How is the worth of an asset to be assessed? The value of a particular object, let’s take the Maltese Falcon for example, is hardly just its specie value in gold. The Maltese Falcon is worth substantially more because of its notoriety and/or craftsmanship—it is a unique historical piece. Perhaps it is worth whatever it will sell for at an auction. But are all auctions equal? The answer is likely no: on a good day a pair of competitive bidders might bid up the final price, and on a bad day there

(auction) value how should it be valued? Well for the case of collectible objects such as the Maltese Falcon, the auction value is the only practical recourse—one day van Gogh’s *Irises* is worth \$49 million and another day it isn’t. But for so-called financial assets such as stocks, bonds, mutual funds and, most significantly, real property, an entirely different approach to valuation is possible and much more appropriate. The valuation of a financial asset is traditionally valued as the sum of its discounted future cash flows.

All profitable businesses generate cash flow—they make money. Cash flow is simply the cash inflow generated by business. Cash flow can be thought of as similar to income, although a difference is often observed between cash flow and income because of such non-cash items as depreciation which are deducted from income but do not require a cash outlay. Large mutual fund companies such as Morningstar typically analyze stocks by looking at the cash flows of that stock’s company. The cash flow history of public companies is public information available at the Security and Exchange

Commission’s website. Morningstar will look at how fast a company’s cash flows have been growing and make assumptions about what they will be in the future. The price of the stock ought to be the sum of all discounted expected cash flows divided by the number of shares outstanding.

What is meant by discounting? Simply that there is a time value to money: \$50 to be received in one year is not worth \$50 today. In fact it is worth \$50 divided by 1 plus the interest rate or discount rate. If we assume an interest rate of 6% then that \$50 is worth \$47.16. Similarly \$50 to be received in 2 years is worth \$50 divided by 1 plus the discount rate squared which is \$44.50 and so on. These are extremely well known calculations that can be found in any introductory finance textbook. When you buy a share of stock you become a part owner of that underlying company and thereby have a claim on a percentage of that company’s cash flows. The percentage of your claim is whatever percentage your one share is of the total company’s equity. Similarly your home, if it is taken from you by eminent domain, represents some percentage of total assets used to capitalize a presumably cash-producing enterprise. Simply compensating an expropriation of a home based on its market value as a home does not make sense once the asset has been identified as having profit potential.

In summary, what I am advocating is that in order to determine just compensation for the taking of a home and property for a development project, the market price of the home and property should be divided by the projected total capitalization of the proposed development project to get what percentage the assets being taken is of the total project capitalization. Just compensation should then be this percentage of the sum of the discounted future cash flows generated by the project. The use of the market price for the home is appropriate here because this represents the immediate opportunity cost of the home owner.

Imagine for a moment you live in the island country of Oz. Fishing used to be a very profitable business in Oz until the waters became fished out and fishing became illegal. After this fishing boats could be bought very cheaply because nobody could use them for fishing. You buy a good boat cheap because you always wanted to live on a boat. Years go by. You live on this boat and enjoy it because you like living on a boat. A few other people are also living on fishing boats, but it so happens that yours is the only one that is still functional as a fishing boat—but this doesn’t matter because nobody fishes. Now suddenly fishing becomes legal again because the fish stocks have recovered. You can now sell your boat for a lot more than what you paid for it. But you don’t sell your boat because you already have a lot of money and you like living on this boat. But the government decides that they can earn more tax money if you do sell your boat to Mary who wants to fish for a liv-

Continued on page 13

Lakewood Library

What’s Going On At The Library?

by Ben Burdick

We here at the Lakewood Public Library realize that you’re very busy right now, running around trying to squeeze in every last bit of summer fun. However, there are a few programs coming up in August that we feel demand your attention. For a complete listing of events, including computer classes and activities for children, visit our interactive online calendar at www.lakewoodpubliclibrary.com/calendar/events/.

If you’re still looking for a good summer read, might we suggest *Maisie Dobbs* by Jacqueline Winspear? We have plenty of copies of this mystery novel on hand for you to check out. And if you like it, then you can attend our Booked for Murder discussion on Thursday, August 25 at 7:00 p.m. in the Main Library Auditorium. The book itself concerns a seemingly ordinary investigation that forces the title character to revisit the Great War and the love she left behind. Moderator Kathy Kline would love to have you drop by and share your thoughts—just so long as you don’t make any sudden moves.

Finally, if you’re still looking to make the most of your remaining sunlit time, perhaps the best way to do so is to go back in time with *The Physician of the 1860s*. In another fine Sunday with the Friends program, historical re-enactors Richard and Donna Best demonstrate state of the art Civil War medicine with humor and alarmingly large needles. This free event will take place on Sunday, August 28 at 2:00 p.m. in the Main Library Auditorium. No tintype photography please.

Join us next month for the begin-

ning of our Fall/Winter season and keep an eye on your mailbox as the month draws to a close for our new Program Guide.

**USING YOUR LIBRARY:
Job Prospector Database
by Nick Kelley**

Are you looking for local jobs? Having any luck with the local newspaper? Well if not the Ohio Job Prospector database might be the answer for you. Produced in Strongsville Ohio by Morino Software Corp. this database provides you with an independent listing of local jobs throughout the entire state of Ohio. You can search sections of Ohio specifying the locality thereby making it easier to pick only jobs to which you might be able to commute. This site can be found on the Lakewood Public Library’s Technology center launch site. You can either access the Job Prospector database at the library computer center or at home using your

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The Job Prospector database lets you setup your own profile tracking only jobs in which you are interested. You can specify the field, the location, or even the skills required for certain jobs. Not only can prospective job seekers find local jobs, but also local businesses can search the database for professional resumes. The Job Prospector site is not open to everyone; only those members of enlisted organizations have access to the database. As a member of the Lakewood Public Library you will have the opportunity to join this local database. Once your resume is uploaded employers will be able to evaluate your credentials and see if they like what you have to offer. The site also caters to recent college grads by allowing employers to search

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**USING YOUR LIBRARY:
LearningExpress Library
by Dave Popeck**

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Minding the Issues

The Legend Of The Grand Inquisitor

by Gordon Brumm

Symbols are always worth noting, for they help bring into focus some of our half-formed ways of thinking and feeling. They clarify what had been indistinct; they solidify what had been scattered and amorphous.

One of the most powerful symbols for me, as I view the current social-political panorama, comes out of the sixteenth century by way of a nineteenth-century novel. Time and again I ask, “Where have I seen that before?” and the answer is “It’s the Grand Inquisitor all over again.”

“The Legend of the Grand Inquisitor” is a stand-alone section of Fyodor Dostoyevsky’s nineteenth century novel *The Brothers’ Karamazov*. (In every edition I’ve seen, it appears in the table of contents, so you can find it easily.)

The Legend is set in Seville, Spain, during the height of the Inquisition, with the Grand Inquisitor in command. The story begins with the sudden appearance of Christ among the people, who all throng to His side.

Instead of welcoming Christ, the Grand Inquisitor has Him seized and imprisoned. The Grand Inquisitor’s philosophy unfolds in the conversation – a one-sided conversation -- between the two as he visits Christ in His cell. He begins by saying “. . . tomorrow I shall condemn Thee and burn Thee

at the stake as the worst of heretics. And the very people who have today kissed Thy feet, tomorrow at the faintest sign from me will rush to heap up the embers of Thy fire.” (At the end of the story, however, the Grand Inquisitor releases Christ with the admonition never to return.)

The Grand Inquisitor says, “For fifteen centuries we have been wrestling with Thy freedom, but now it is ended and over for good. . . .today, people are more persuaded than ever that they have perfect freedom, yet they have brought their freedom to us and laid it humbly at our feet.” Christ is the enemy because He champions freedom.

The Grand Inquisitor reveals that he has been working on Satan’s side, against Christ, and he has been doing so out of a love for mankind. He brings up the three temptations presented by Satan (Matthew 4:1-11). Christ, he implies, gave the wrong replies to these temptations. For, he says, it was Satan, not Christ, who recognized the three needs of the mass (not the elite) of mankind:

1) “bread” – people place first importance not on the ability to make free choices, but on satisfaction of material wants. Hence he says “there is

no crime, and therefore no sin; there is only hunger. . . .,” for in order to commit crimes and sins, people must have free choice.)

2) miracles – overwhelming power, sufficient to overcome the natural order of things, serving as an object of worship.

3) world-wide unity, a world-wide kingdom among men, in which there are no dissenting views to challenge the accepted dogma.

In his view, the mass of people have a deep and overpowering desire not to be free, because they are weak creatures who find meaning through satisfaction of material desires and submission to authority and dogma. The Grand Inquisitor governs them not by force but by the power of “miracle, mystery and authority.”

Thus we see two sharply opposed pictures of human beings and their ultimate needs, and of the nature of society: Christ represents freedom -- freedom to choose. What this means, exactly, is hard to discern (Christ doesn’t have a speaking part), and would be an interesting subject for debate. It is perhaps most clearly defined in opposition to the view of the Grand Inquisitor.

The Grand Inquisitor, in view of the oppressive and dictatorial government he heads, may at first glance appear to be merely a precursor of Big Brother. But his grasp, and his significance, is deeper and more subtle than that. The repression he presides over is cultural and psychological. He presents a materialistic society in which an elite class of leaders use their absolute authority to manipulate the mass of people, who in turn offer up their robot-like, slavish obedience. And this is accomplished not through force but because the people have quite willingly given up their power to think and to choose.

Which side is America on? The American creed of course champions freedom. However, the Grand Inquisitor eloquently argues that the belief in freedom can be false: “. . . people are more persuaded than ever that they have perfect freedom, yet they have brought their freedom to us and laid it humbly at our feet.” As we scan the American social landscape, with its advertising-driven consumerism, its cash-driven politics, its blind patriotism, its unthinking dogmatism, we may from time to time see the Grand Inquisitor raising his all-too-attractive head.

So the final question is: Who stands on the side of the Grand Inquisitor, and who stands on the side of Christ?

The Buck Stops Here

Writers, Readers and Universal Education

by Robert Buckeye

There were writers. There were readers. One was distinct from the other. Readers went to writers for an account of the far away and different (hunting whales, Gauguin in Tahiti); to read the news; to learn how to live (Emily Post was first a novelist); to escape. Although writers may have been readers first, for the most part readers did not become writers.

This began to change at the end of the nineteenth century. The letter to the editor, Walter Benjamin notes, convinced the reader of newspapers he was a writer. Today, anyone can give his opinion of books and films on Amazon.com. He may appear himself as his own actor on television in reality shows. He may carry on long conversations on e-mail or in chat rooms with people he has never met thousands of miles away. Editors of little magazines complain that there are more poets who submit poems for publication than there are readers of the magazine.

There has always been culture which functions outside the domination of mainstream culture and never gets recognized or acknowledged by *Time* or *Newsweek*. In Cleveland, as I recall, there have been as many as eight Hungarian language daily papers. Black novelist Donald Goines wrote 16 novels between 1970 and 1974, before he was shot dead by police. Although his novels sold millions of copies, they were not

written for the educated, middle-class white readership. He is read by more blacks than any black writer. Everyone found his culture where he was.

To some extent, universal public education in America changed the terms of the equation. In the nineteenth century, American culture was Anglo-Saxon. By the Depression, however, the sons and daughters of immigrants who had come to work in the factories and mines as well as the grandchildren of freed slaves had stories to tell and, because of public education, had the tools with which to tell them. They demanded their place at the table. For the first time we have a true democratization of American literature.

We may characterize Anglo-Saxon culture of the nineteenth century as a river with well-defined banks and see American literature today to be an ocean with many streams and currents in it. It is doubtful that we will have a major writer again, in the sense we did fifty or hundred years ago. Instead, we find who is decisive for us in the stream we swim in.

Well over 50 per cent of black novelists before 1960 wrote only one novel. They had a story to tell, and, once they told it, they had nothing more to say. What was urgent was that their story be told. That it be heard. If the writer

as we have known him must at some time look outside himself for material, the new black, Hungarian or Japanese writer tells a story he knows all too well. He does not have to do research, talk to people who were there, observe. He tells his story himself instead of having a writer screen it through his sensibility.

This is particularly germane in class matters. In the 1839 revolution in France, a magazine for workers insisted that only workers could write for it. The journalist, mostly middle-class, would never get it right, and would stand in front of the story blocking our view. To speak for someone else, the magazine understood, is always colonization.

We never fully understand the consequences of technology at the time a new technology is implemented. We thought that the car would take us from A to B faster. We did not see how the car would transform how we live and the design of cities. Today, new electronic and wireless technologies permit us to retrieve information we could not retrieve, let alone know, before. We may visit and do research in libraries thousands of miles away. The poet, who waited two years for a magazine editor to publish his poetry, could publish it himself instantly on the Internet. There was no editor, publisher, teacher or school to determine

what was worthwhile. On the Internet, we make up our own mind.

If the Internet be babble, as many insist, a vast Sargasso Sea into which everything disappears, it is also where we find our history, although not the one that fits the past like a hand put into a glove. Nothing disappears forever in the Sargasso Sea, and, at some point, everything will surface once again. When it does so unexpectedly in front of us, it may do so as a nightmare that awakens us. If this be the dream that drives the revolutionary, it is also the hope we hold fast. That we be not forgotten. That our existence be validated.

The workers’ councils that were formed in Hungary during the 1956 uprising functioned much like the Internet does today. There was no leader, no officers, no agenda, no Robert’s Rules of Order. Everyone spoke. Everyone listened. Everyone was equal. As I understand it, this is the argument of *The Lakewood Observer*.

From the Archive

When Lakewood novelist Herbert Gold asked a television producer why he had rejected a story Gold had given him, the producer replied, You don’t understand, Mr. Gold. We want happy stories, about happy people with happy problems.

Lakewood Arts Fest



Lakewood Arts Festival Scholarship

By Helen Oshaben

Every summer for 28 years, talented artists from around the country have come to the Lakewood Arts Festival to share their work. Since 1981, the festival has supported the future of fine art through our scholarship fund.

Your tax-deductible contributions go directly to the Lakewood Arts Festival's college scholarship fund. Scholarships are presented to local high school seniors, who are Lakewood residents, and who intend to pursue a degree in fine arts. Through the generosity of Festival patrons, over 70 students have benefited. Contributions should be mailed to:

Lakewood Arts Festival
P.O. Box 771288
Lakewood, OH 44107
Please make checks payable to the Lakewood Arts Festival, Inc.

This year, Lakewood High School senior David Connor received a \$4,000 scholarship. He plans to study at Bowling Green State University. David's work is on display at Landfall Travel, located at Warren and Detroit. We were fortunate to have funds available to also award a scholarship of \$1,000 to Emily Meluch. Also from Lakewood High School, Emily will attend Syracuse University. Geiger's is hosting an exhibit of Emily's art.

Students, who would like to apply for the scholarship, will need to submit a letter of request along with samples from your portfolio. Please contact Pat Majeski at 216.529.6651 for more information. Deadline for submission will be in January 2006.

We are proud of our scholarship program, and thank our many supporters.

Scholorship winners David Connor above, and Emily Meluch right.

Below top to bottom, (All Photos by Rhonda Loje unless notted otherwise)

Wild art was everywhere. (Photo by Jim Rowell)

Skipper the clown in front of First Federal of Lakewood

Face Painting: Pippip the Clown and Sara Odetallah



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Festival & Other Images



Photo by: Jim Rowell

Above, Neil Jacobs offered up some nice tunes.

Right from top to bottom. (All Photos by Rhonda Loje unless noted otherwise)
Jenn Doss 2nd place winner of the best creative presentation, sponsored by the Junior Women's Club of the City of Lakewood
Chuck Wimmer from Loft prints, from Brecksville, Ohio.

Chuck Wimmer from Loft Prints in Brecksville, Ohio.

Johnny Lung Studio won best in show. He is from Export, PA

Bottom right, Shelley Slick Harvan,Drew King, Henry Frey, Katie D'Amato, Brian Jasinsk and Linda Goik (not in the photo)



The volunteers at the Lakewood Arts Festival. Front (l to r) Charity Evanko, Pat Majeski, Helen Oshaben, Trudi Bodi. Back (l to r) David Bailey, Edna Patterson, Karen Cooper, Barbara Milenius(not in picture Kathy Heidleburg)



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Lakewood Homes

Preservation Ordinances Protect Community Character

The recent controversy over the potential loss of significant architectural elements at the Faerber/Morse House, the grand Beaux Arts-style mansion at 13405 Lake Avenue, has members of the Lakewood City Council, as well as many residents, debating the merits of enacting some type of local preservation ordinance in Lakewood. Among Lakewood's irreplaceable assets are its historic properties, which give the city its distinctive sense of place and community character. Maintaining a unique sense of place has proven to be an important part of many communities' economic development plans.

Many people believe that listing on The National Register of Historic Places protects a building from inappropriate alterations or demolition, but this is not true. National Register listing is primarily an honor. Income-producing buildings that are listed on the National Register may be eligible for federal historic preservation tax credits. The federal government, through State Historic Preservation Offices, does review projects that use federal funds to make sure there are no adverse effects on National Register-listed or National Register-eligible properties, but the greatest protection is through local ordinances enacted by local governments.

Preservation ordinances are local laws that protect historic properties from demolition or inappropriate alteration. Ordinances vary from city to city—some might cover any exterior change, including paint color. Most, however, cover roof material, siding, windows, and porch details. In areas designated as "conservation districts" only demolitions, new construction, and the addition of heated space (porch enclosures, dormers, etc.) are reviewed.

Typically, any project that has an impact on the exterior of a designated property is reviewed by a local preservation commission or design review committee, a group of residents who have some architectural or preservation expertise or knowledge of the community's history, and who essentially represent the rest of the community. An ordinance can

protect either individual buildings or groups of buildings, known as historic districts. When a community enacts an ordinance, they also adopt design guidelines, so those property owners affected by the ordinance know what is considered appropriate for the district.

The constitutionality of local historic preservation ordinances has been upheld by the U.S. Supreme Court in *Penn Central Transportation Company vs. New York City* in 1978. "The legal foundation for local historic preservation legislation is firmly upheld as long as the design review board or commission has well-thought-out criteria and standards, good hearing procedures, well-documented records of its decisions, sound administrative oversight, and as long as its decisions are consistent and serve multiple public goals," according to Judith L. Kitchen of the Ohio Historic Preservation Office in *Characteristics of Local Historic Preservation Legislation* (Ohio Historic Preservation Office, 1989). Criteria for designating a building or district might include having a role in local, state, or national history; having a unique design; or being an excellent example of an architectural style.

In order to stand up in court, an ordinance must not be so restrictive as to deprive a property owner of all reasonable economic use of his property and must honor a citizen's right to due process. Property owners should be given adequate notice and the right to be heard before their property is designated. A well-developed ordinance should also include a process for evaluating claims of economic hardship.

A common misconception is that historic designation impacts property

value by limiting a homeowner's rights, but the reverse has been proven. The National Trust for Historic Preservation has documented in several studies that property values tend to be higher in historic districts than in similar neighborhoods without a designation.

Another misconception is that an historic ordinance "freezes a community in time." The fact that a community has a preservation ordinance doesn't mean that change doesn't occur; it simply means that change doesn't "just happen." When a building or district is impacted that a community has designated as being "special," the community has some input into the project.

Ohio City is a community in Northeastern Ohio that has benefited greatly from its several historic districts—Market Square, Franklin Circle, and Ohio City. The popularity of the community, amount of reinvestment in commercial buildings (some facilitated by Federal Preservation Tax Incentives) and new development have all increased in recent years. Last year, Urban Community School was granted permission by The Ohio City Near West Design Review Committee to demolish several buildings in the last remaining block of Lorain Avenue that had historic buildings on both sides of the street. These buildings had been donated to the school. Once the design

review committee was satisfied that the school had adequately explored other options to demolition, such as reusing the historic buildings (which wasn't possible because of different floor levels between buildings and some environmental issues), the school was granted permission to demolish the buildings. The local design review committee worked with representatives of the school and their architect to enhance the design of the new building. The different colors of masonry in this very contemporary new school building reflects the fact that most blocks of Lorain have historically had several buildings on them. Arched windows are a small homage to the Schaub Bakery Building that stood on the site. This and other contemporary townhouse developments in Ohio City attest to the fact that a preservation ordinance doesn't stop new development, but in fact, may encourage development by preserving a unique sense of place.

Preservation ordinances have been proven to enhance the quality of community life in other communities as well. "They give us a way of passing on to future generations historic sites that help explain why our society evolved as it did, while preserving architectural treasures that can never be replaced. And they help bring beauty and civility to our cities," according to Constance Beaumont, retired from the Public Policy staff of The National Trust.



Fitzgerald-Hoefsmit Family above, this year's winner of the Preservation Program Award for the work they did on the Grace Avenue home.

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Chef Geoff

Time For Chef Geoff Pizza Party and Challenge!

by Jeff Endress

The United States is a country of immigrants, a great melting pot, with a culinary history that borrows, recreates and reinvents foods and cooking techniques from its many component parts. Notable chefs have taken unique foreign styles, combined them with European techniques and American ingredients to produce menus that defy classification. But, if there were a single favorite American menu staple, it would have to be pizza. Pizza is as American as apple pie.

The history of pizza is cloudy, and, unlike Marco Polo’s importation of Chinese noodles to Italy, open to speculation. Pizza probably originated in the Mediterranean area. The dough for pizza is highly suggestive of the flat bread loaves, which have been present throughout that region for millennia. Pita, lavosh, and matzo could all be seen as a forbearer to the pizza of today. The earlier versions of pizza are not what we know today, as the tomato is a new world vegetable (or fruit, depending on your point of view), which was first thought to be poisonous by the Europeans. Exactly when some inventive cook decided to risk the reputation of the tomato and add it, as a topping to flatbread is unknown, but Raffaele Esposito of Naples, Italy, is credited as producing the modern pizza. His tribute to King Umberto I and Queen Margherita of Italy duplicated the colors of the flag, basil/green, mozzarella/white, and tomato/red. Its popularity in Naples was infectious, and as immigration spread, so did pizza.

Without question, Pizza is an American favorite. Pizzerias are a 32 billion dollar industry, meeting our demands for 100 acres of pizza per day with the average American eating 23 pounds of pizza per year. This does

not take account of the thousands who think they make a pretty good pie at home. In any case, chances are you, are eating a slice at least once a week.

Lakewood is no exception to the rule. Everyone has a favorite, because we all have different tastes. The depth of feeling on this issue was surprising, and well, actually kind of scary. When I first thought about doing a pizza piece, and asked for input from Observers, the string of posts rapidly devolved into a cyber-shouting match. Thus, for fear of my personal safety, I will not enter into a rating of the various pizzerias in town. Let’s simply agree that Lakewood has definite standouts (beyond the standard franchises which are all boringly predictable whether in Lakewood, Westlake, Chagrin or Spokane) even if we can’t agree on who they are. My suggestion is to make the search for the perfect pizza a bit more personal.

An acceptable pizza party can be arranged with a phone call so why not try your hand at creating your own pizza? If you like thin-crust New York style, you can roll out and stretch the dough paper-thin. Or, if Chicago thick-crust is more to your liking, shape by hand, keeping the dough thick. Some people prefer mozzarella, some provolone; still others prefer a blend...it is entirely up to you. With an assortment of toppings and a couple of crusts rolled out, you are set up for a pizza party. There is some prep time involved, but the end result is a deliciously good time. You are encouraged to substitute, and experiment.

Coming Next Month:
Emerald Canyon’s
Battle Pizza Cook-Off
Professional and Amateur
Make your plans now to enter!

Ingredients for Two 12” Pies

Dough:
4 – 4 1/2 cups bread flour (or 1/2 whole wheat flour - this is untraditional)
1 package dry yeast “proofed” in 1 & 2/3 cup warm water
1/2 tsp sugar
1 1/2 tsp salt

Dough can be made with a food processor or bread machine but there is a great amount of tension relief involved in kneading by hand (try adding 2 tsp. of basil, oregano or marjoram). In a large bowl, add dry ingredients, making a well in the center. Add liquid to the well, and mix until a shaggy ball is formed. Turn out on to a floured board and knead (add additional flour as necessary) until a smooth, elastic ball is formed. Place dough in a gallon zip lock bag, allowing enough room for dough to double in size and place in the refrigerator over night. This gives the dough a “chewier” texture than simply allowing it to rise for several hours on the counter top. Before preparing the individual pizzas, remove from refrigerator and allow to come to room temperature.

Divide dough into 2 equal portions. On a floured surface, flatten each portion into a disc, flour the top lightly, and roll out, stretching and shaping into a 12-inch circle. Remove to a pizza pan (or cookie sheet) sprinkled generously with corn meal. (As you develop your technique, transform your oven into a brick-baking oven using a bread peel and sliding the pie directly onto a hot stone cooking surface) Turn up the edges, repeat for each portion. Brush lightly with olive oil, and allow to rise for 30 minutes

Easy Pizza Sauce:

1 lb. Roma tomatoes, chopped roughly, seed and peel if desired
1 tbsp. chopped fresh basil
1/2 tsp. salt
1/2 tsp. sugar
1/2 tsp. crushed red pepper flakes (optional heat)
2 tbsp. tomato paste

Place ingredients in food processor or blender. Pulse or blend until just combined, retaining coarse texture. Use immediately (does not require cooking).

Spread sauce over dough and evenly distribute toppings of your choice (should cheese be first or last?). Place in a preheated 450° oven and bake for 20-25 minutes until bubbling and golden brown. Allow pie to rest 5 minutes before slicing – this will prevent toppings from sliding off and burning the roof of your mouth.

Standard toppings: Anchovies, Pepperoni, mushrooms, sausage, green peppers, olives, onions, grated cheese (1 1/2 cups per 12-inch pie)

Non-traditional toppings: grilled chicken, artichoke hearts, caramelized onions, roasted garlic, ham, pineapple, bacon, feta cheese assorted veggies

WINNERS!

Winners in the Chef Geoff name the kitchen utensil contests were:
Mary Ellen Mulroy of Lakewood
and Margaret Haynes of Columbia Township.
Congratualtions on sending in the correct answer. A Larding Needle.

Compensation *continued from page 4*

ing. So they compel you to sell your boat to Mary. However, they only offer you as compensation the price of a boat that is used for habitation only and is unsuitable for fishing. The government reckons that you just need a boat to live on, so it is fair to just give you enough money to buy another such boat. The government does not give you enough money to buy a working fishing boat like the one they took from you. Is this fair?

Maybe you are living on a boat that can also be used to fish? If a local government is interesting in taking your property, then, chances are, your home is in some way more than simply a place to live. As they say in real estate: “location, location, location.”

But what about the argument that compensating individual home owners with a proportion of discounted cash flows is unfair because it is real estate developers who carry the risk of project success while expropriated homeowner do not? After all projects do not always succeed at producing predicted tax

revenues; they do not always live up to expectations (Shaker Square comes to mind). But factoring in risk turns out to be a relatively simple matter. Morningstar considers risk as well when valuing stocks. The cash flows of firms in certain industries, such as high-tech or start-up firms, are considered less reliable than the cash flows of firms in more traditional industries. Morningstar therefore, somewhat subjectively, increases the discount rate on cash flows of risky companies. This causes the difference (the lessening) between future cash flows and their present value to be greater. The cash flows are not worth as much in the present because they are riskier. This is a way of looking at cash flows on an even playing field independent of risk.

So Morningstar totals up the discounted future cash flows using a discount factor adjusted for risk. The sum divided by shares outstanding should be the price of the stock. Usually it isn’t. If the market price is less the stock is a buy;

if it is more it is not a good idea to buy it. At this point, a Lakewood homeowner might consider the use of discounted cash flows to value real estate not such a good idea. What if the risk of the project is such that the risk-adjusted discounted cash flows are so low they sum up to less than what I can sell my home for on the market? The answer is that this should absolutely never happen. The whole legal justification for taking a private home under Kelo V. City of New London is that the project will generate more tax revenue than the existing situation. Cash flow is necessary to produce tax revenue. If the project’s risk-adjusted cash flows are less than the price of the home then the argument that more taxes will be produced via the home being incorporated into a larger project is extremely dubious. The books have likely been cooked.

This raises tangentially a fascinating unanswered question as a consequence of Kelo V. City of New London: who bears the burden of proof that a development project really will produce the tax revenue that is

ascribed to it? After all, if increasing tax revenue is the justification for eminent domain then there ought to be, in the least, documentation as to what the sum of a project’s future cash flows are expected to be using a discount rate that incorporates risk. This discount factor must be a matter of public record and reasonably defensible in an open forum. Assuming cash flows without risk adjustment is nitwittery.

Lacking formal contest, it would likely be left up to vested interests to assign subjectively what risk is inherent in a project under consideration. But the use of cash-flow valuation for determining justifiable compensation inherently encourages prudence. If local governments and developers assign little risk in order to window-dress a project to the community, then projected cash flows and hence compensation will be much greater. If on the other hand a more prudent assessment of risk is chosen, leading to less compensation, the project may be more tentatively and realistically evaluated by the community.

PROPERTY RIGHTS A TEACHING STORY

by Stephen Calhoun

Brendan wanted to sell his aged donkey. He hung a rope around his friend's neck and walked him to the market. The donkey broker was minding his business at his stall when Brendan walked up, donkey close behind.

"I'd like to sell my donkey today."

The businessman looked up, walked around the donkey, and harrumphed.

"Brendan, this surprises me. What's wrong with your donkey?"

"Nothing. He's a good donkey. We've spent years together. I'm just in the mood for a new set of hooves, if you know what I mean."

The donkey broker stepped close to Brendan, put his hand on his shoulder, and asked, "Okay, you'd like to sell the old girl, huh?"

Brendan stroked his long beard. "How much does she have left in her?" the donkey broker asked. "I don't know. It's never occurred to me to wonder about that. I work my donkey everyday. Everyday she does her job."

The broker tightened his eyes. "I have to ask of course. The next buyer will want to know."

Brendan pulled on his beard. "Hey, I know, watch this!" Brendan jumped on his donkey, albeit facing backward as was his habit. "You're facing the wrong way!" Brendan turned to the broker. "You're buying the donkey, not me, right?"

The broker harrumphed, and said, "Well, yes. Show me what you want to show me." With that Brendan gave the donkey a light tap on her right hind quarter. The donkey started to walk slowly and soon traced a perfect circle, ending up where she had begun.

"She walks in circles."

"Yes," Brendan replied. "Now watch this." Brendan tapped the donkey's left hind quarter. The donkey started to walk and soon traced a perfect triangle, ending up where she had begun.

"Impressive," said the broker.

"Yes, she knows her shapes."

The broker walked up to Brendan.

"Yet, I suppose she isn't getting smarter."

"Oh, but you see she's plenty smart. It's the same every day." The broker nodded.

"Alright, I can find a buyer for a smart donkey. How much are you asking?" Brendan bounced off the donkey and stood in front of the broker. "How much do you have left in YOU?"

Note -- Teaching stories in spiritual traditions may be both directly instructive and indirectly evocative of insight. In either case, it is up to the reader to experience a 'going through' the layers of the story. Successful navigation of each layer reveals the problem of the next layer. This process of learning proceeds through the more direct teachings at the surface to the indirect ones closer to the hidden core of the story's final, profound experiential learning purpose.

There are fables, parables, Zen koans, and folkloric tales configured around this general design for learning: moving the student from easy parts into the challenging parts, with the unraveling of the last layer packing an astounding experiential learning. This particular story, passed to the correspondent orally, was said to be very old. There is reason to believe its lessons are timeless and universal.

"Brendan, the Donkey, and the Broker" has been reconfigured only in the naming of the town eccentric, Brendan. The story has also been given a more contemporary title! Otherwise, it serves up powerful teachings about human nature, property, and, the collision of interests found in buying and selling.

These lessons work together to excavate a crucial problem at the tale's center, but the story appears here because it is also purposed to be about specific problems which come up whenever someone else's attitude toward their own property becomes of interest to us. In this there is considerable wisdom, for example, about self-interest, property rights, eminent domain, and the free market.

Because it is a hard story beyond its surface, here's a single hint: why would Brendan sell a perfectly good donkey, sell an old friend?

Beautification Winner! - Pets General Store



Pet's General Store was awarded the Lakewood Chamber of Commerce's first "Store Front Beautification Award." From left to right; Julius Skerlan, president, Barb McGinty, Coordinator of Recycling & Litter Prevention and Keep Lakewood Beautiful, Gregg Schnupp, and Charlie Geiger, director of the program .

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Lakewood On The Threshold

"Lakewood on the Threshold": About This Series

The "Lakewood on the Threshold" series continues with a story exploring the growing importance of amenities to economic development and considering what path to development best fits Lakewood.

Each article tackles questions facing Lakewood, a still-robust inner-ring suburb amidst an "old economy" region, in drawing out its potential as a sustainable, livable community that will attract the workers of tomorrow's knowledge-based economy.

In this time of economic transition--

•What are Lakewood's strengths and challenges?

•What choices must Lakewood face today, and how will they impact our community tomorrow?

•How can Lakewood compete--and succeed--in the economy of tomorrow?

We hope the questions posed by this series spark a community-wide discussion to find the answers.

A Conversation With Lakewood's Own Experts: What Paths to Development Might Lakewood Take In A Changing Economic Era?

In these challenging times, what is Lakewood's path to economic development? Interviews with development experts native to Lakewood provide some trail markers to help us walk this difficult path.

Lakewood is a livable, walkable city awash with middle class families, young singles, and strong housing



stock. It has strengths other inner-ring suburbs envy. But, like them, it faces challenges in era of economic change and sluggish growth.

One source of strength to Lakewood and envy to others is our human capital: thousands of talented professionals and committed citizens teaming together to tackle community challenges. Tapping this reserve of native intelligence, the Observer interviewed several Lakewood residents who are experts in economic development--in effect a development "brain trust" indigenous to Lakewood. Their reflections help provide direction and mark obstacles on the difficult path to development.

That the path is steep and thorny, Chris Johnson, a Lakewood native and investment banker with Fifth Third Securities, Inc., has no doubt.

"The biggest challenge for Cleveland and Lakewood is stagnant

growth--indeed, negative growth," says Johnson, who assesses projects throughout the Midwest for possible public-private financing. "In a growing area, it's straightforward: you just capture your percentage of that growth. You'd appeal to those buyers who are seeking urban living and compete with the other suburban markets."

How will Lakewood find its way through lean times? Lakewood lacks undeveloped land for industry and "big box" mass retail. More likely, Lakewood will succeed or fail as a residential community.

"The industry in Lakewood is housing values," says Johnson. "We don't have a place for GM to put a new factory."

"We're a bedroom community, not an industrial community which relies on one big employer," agrees Tom Barrett, Managing Partner of the developer North Coast Capital Partners.

A veteran of redevelopment in Boston, Barrett moved to Lakewood eight years ago and has a practiced eye at assessing community strengths and weaknesses. "The success in Lakewood is going to be first time homeowners attracted to the safety of the city. Secondly, the redevelopment of the city will attract young professionals and empty nesters," he says.

One solution to overcome these challenges: the "City of Homes" could more fully draw out its livable qualities.



Neighborly living, community, and quality of life are prime commodities with which cities can attract well-paid workers of the knowledge-based economy-of-tomorrow.

Marketing Lakewood as rich in quality of life can win new residents, according to Dr. Larry Keller, professor at Cleveland State University's Maxine Goodman Levin College of Urban Affairs. Keller, himself a Lakewood homeowner, believes Lakewood must attract new homeowners from across and beyond the region to be viable over the long-term.

"The city should market a package to young couples that this community is an affordable place to build your future," says Keller. "Here you can find affordable storefront space to start a business; you can buy a treasure of an old home at an affordable price; you can walk your kids to school, go to a local church, exercise at the local YMCA, and enjoy arts at the Beck Center."

But Lakewood faces a dilemma: it must out-sell exurban developments to win prospective residents, yet it cannot compete on the same terms since it

lacks the acre lots and 1,000-square foot patios to lure affluent homebuyers.

"Our space is different than exurban space. We don't have big yards," concedes Lakewood resident and community activist Mark Timieski, then countering: "But we do have accessible parks within walking distance, and big yards have to be maintained."

Timieski, an electrical engineer, has several times brought his profession's analytic thinking to bear on Lakewood development issues as member of citizen advisory committees. He contends Lakewood can create an urban space more interesting than half-acre lawns. By enhancing community life, the city enhances its attractiveness as a choice.

"Rather than watch 'reality TV' shows, sit out on a Lakewood front porch and watch real reality," Timieski advises.

Keller says he and his neighbors do precisely this.

"We have a front porch society," says Keller. "We get together with four or five neighbors to sip wine, share conversation, and enjoy the neighborhood."

Keller observes that driving west from Lakewood "you can watch the porches disappear and the density decrease." Subdivisions built around automobile commuting transformed the front porch into a backyard deck, so residents disappear behind the house.

Livability Drives Economic Development

Can front porch clubs really compete with half-acre lawns?

Traditional development thinking would deliver a negative verdict. It views hard capital as prime: factories generate jobs; raw materials process into wealth; housing and transportation build cities.

But in "The City as an Entertainment Machine," sociologists Richard Lloyd and Terry Nichols Clark propose a startling idea: Microsoft succeeds in attracting top talent partly because of culture and lifestyle advantages available in Seattle.

Such an argument would be heresy under mid-century planning theory, which considered economic development and culture as two separate spheres. Culture and the arts were seen as products of industry, often the philanthropic largesse of its barons.

But Richard Florida, author of the influential book *The Rise of the Creative Class*, suggests the arts can be a catalyst for commerce. His thesis is that the "Creative Class"--knowledge workers in good-paying professional, technological, and artistic fields--seeks out cities rich in street life and culture. Lloyd and Clark, agreeing that "human capital" has muscled aside traditional bricks-and-mortar capital in importance, note these well-educated workers are "mobile" and "so much in demand that they can make location decisions where the consumption [i.e. quality of life] elements often overshadow (traditional) production elements."

In other words, quality of life is a driver of economic development.

Artists plainly show this link. Artists act as the vanguard of gentrification: when they move into a neighborhood, property values rise and soon thereafter restaurants, nightlife, and culture spring up. Florida extends the argument, proposing that artists' presence and the amenities they stimulate "actually attract other like-minded professionals after establishing a foothold in a city," according to the Upstate New York newspaper *Troy Record*.

City planners have understood this for some time, but what's changing is that artist neighborhoods are springing up in smaller cities. Perhaps the victims of their own success, high costs have prompted an out-migration by some artists, the most threadbare of the Creative Class, away from white-hot housing markets of East Coast metropolises, reports the *Record*.

Artists' demand for quality, affordable live/work space for artists could benefit smaller cities such as Lakewood.

New retirement trends also suggest increased demand for livable communities, which could benefit Northeast Ohio and other snow-belt regions. The first wave of a 70 million-strong Baby Boomer retiree "tsunami" is showing new post-career patterns, according to *The Christian Science Monitor*. Instead of focusing, as their parents did, on leisure and recreation, some Baby Boomers are choosing a balance of work, continuing education, volunteerism, and time near family.

This diversifying retiree market has prompted developers to create "active adult" communities, which accessibly bundle together work opportunities, recreation, education, and peer camaraderie into a single campus. Further, to meet the growing demand to live close to grandchildren, some developers are looking beyond Florida and Arizona to the Snow Belt, where many retirees have families.

Such trends favor Lakewood, whose strategic location makes it an ideal candidate for active adult centers.

But these trends are not inexorable. Recent census updates suggest countervailing pressures of sprawl continue strongly: compared to the 90s, big cities are on track this decade to lose population or grow more slowly, while the fastest-growing cities are suburbs of hot sun-belt metropolitan markets. Cleveland, Cincinnati, Dayton, and four other Rust Belt capital cities made the top-10 list for largest population decline since 2000.

Further, a *USA Today* report suggests residents migrate to lower costs in outlying areas with vacant land or affordable housing rather than incur the high costs in built-out or over-gentrified cities.

This is one of the challenges Lakewood faces, acknowledges Lakewood resident Dave Breudigam, head broker for group benefits offered by Huntington Bank. Lakewood "can't take a 1,000 acre farm, as in Avon, and throw up a Target" or other new development.

Slife of Life

The Walking Man - Observes Life

By Dan Slife

Lakewood's walking man: Vernon Bogнар is a living legend. Barely a year old in 1914 when his family relocated from Cleveland's Westside to Lakewood's Bird Town, Bogнар has watched nearly a century pass. Except for time spent in military service he has lived his entire life in Lakewood. Doing his best to show respect for the city he describes lovingly as "the most densely populated living quarters from New York City to Chicago," he can be seen daily, walking and collecting refuse along Madison and Detroit Avenues.

Bognar is a proud product of Lakewood City Schools. He attended Grant Elementary School, Emerson Middle School and graduated from Lakewood High in the early 1930s. Early on he understood that Latin provided the foundation for the English language and continues to believe in the value of classical language. Not surprisingly, Bognar ranked in the top 10% of his class at LHS.

Bognar's continuing thirst for knowledge can be confirmed inside his humble one bedroom apartment in a classic turn of the century building on Manor Park. Thousands of books and hundreds of vinyl records are shelved, boxed and stacked on the floor. There is no couch in his living room, only books and a Grandfather clock, handmade by his maternal grandfather.

Reading is Bognar's life long passion. He credits Lakewood Public Library with giving him a taste for books and learning. "I've been going to Lakewood Public Library ever since I was 5 years old. I learned to read there. I loved Fairy Stories. They had a series of books called the Fairy Books. Then I gradually got interested in Astronomy, not astrology. I don't believe in [astrology] at all. I read mostly biographies... even though my favorite author is James Joyce. He writes books about the stream of consciousness that you have to read other books to understand," says Bognar.

Looking back, Bognar remembers the beginning of the Great Depression. "It happened during Hoover's Administration. It wasn't his fault. It happened on Thursday, October 24th, 1929. I was in high school. There were bread lines all over, not so much in Lakewood but in Cleveland." Lakewood was a more affluent suburb during this time, according to Bognar, who credits closely knitted neighborhoods, so characteristic even to this day, with tempering the economic devastation. "People were quite human, they helped each other. They didn't lock their doors," says Bognar.

Following the stock market collapse of '29, Bognar spent several decades serving the United States Navy. He volunteered for service three times and was activated for duty during two wars - WWII and the Korean War. After completing his military career Bognar found employment as an advertising representative for Marshall Drug, which was eventually bought out. He retired in 1976 and receives a small pension.

As both veteran and walking man,

Bognar is concerned about the war in Iraq. "The whole idea was an angle on more oil because we are just wasting oil. Tens of thousands of people each day are driving 6 passenger cars with one [occupant]. They should take public transportation. I always did, even though I had a car." There is something ominous, says Bognar "about these wars that we don't win."

Unlike most seniors, Bognar lives proudly without a television set. "I trashed it 12 years ago, I can't stand it. I read books." Though he tempered his statement with a humble acceptance that "there are good things on television," it's clear that this man doesn't groove with the tube.

At ninety-two, Bognar has mastered the art of aging. Nearly every morning, he walks a great circle from his apartment in central Lakewood, east toward 117th, then southbound around the circumference of the city to Kamm's Corner. From there, he takes the Metroparks back up to Detroit and back to his apartment. Sometimes he even, "walks to a bakery on Clark Avenue, and to the Westside Market". He continues, "I try to keep active. I get by, without a car of course. I don't miss it."

Bognar's service in the Korean

War inspired him to keep the streets clean. He found clean streets and parks in foreign cities. Baffled by the American litter problem, Bognar picks up the trash that our refuse department misses. "I keep the city going with these refuse cans. I've filled every one many times all through Lakewood. They have a fine over here for littering, but I don't think they've ever collected on it."

Bognar is especially dedicated to clean parks. "I like seeing nature the way it was intended to be." Cleaning parks is less dangerous than sidewalk and curb side cleaning. "Sometimes I endanger my life. Traffic has to stop so I can pick up trash. I wish I could develop that technique in this apartment," he jokes.

"There's room for a young attitude in Lakewood," says Bognar. While not forecasting any drastic decline in the near future, he says "lot[s] of businesses [are] leaving Madison and Detroit Street, a lot of empty storefronts. A lot of people make the grade here; then they move to Westlake, Olmsted Falls, North Olmsted, Bay Village and Rocky River." He attributes a large part of this problem to the fact that Lakewood is a bedroom community for Cleveland, a dying industrial city.

Bognar sees the 21st century posing many challenges to society. "[For] young people growing up today, it's much harder now. We lived in a closed society, now it's so easy to break the law. Lakewood police were feared."

With a life's worth of experience, Bognar possesses a vivid memory of the way things were and a clear sense that things in Lakewood still aren't all that bad. He remains a keen observer of Lakewood's changing ethnic and religious cultures. He looks back to a time when the common values that united Lakewood's ethnic populations hinged on a shared faith. Today he recognizes that Lakewood is a place of great religious diversity where communication about common values can be challenging. "It's kind of hard to communicate," Bognar says. "I don't mean to be discriminatory. Different religions think differently. That's what makes America, you know."

Like most people who avoid television, Bognar remains aware that relevant, pragmatic news reporting is essential. "I grew up with four newspapers...the news was great. It had *Believe It or Not* by Ripley and good comics." Naming the few newspapers that serve Northeast Ohioans, he remarked, "Editorial boards don't even attempt to gain readership." It remains to be seen whether Bognar will give the Lakewood Observer his stamp of approval.



Staff Photo

Mr. Vernon Bogнар walking in the Historic Birdtown area of Lakewood.

Lakewood Entertainment

The Rush Inn has its roots deep in Lakewood

If you haven't had the opportunity to eat at the Rush Inn, we suggest you stop in for a bite. It tops our list for having some of the best "bar food" in Lakewood (you'll later understand why bar food is in quotes). First timers will find their well-rounded menu and top-notch service reasons to repeatedly return. We are always surprised when we encounter someone who has never been to the Rush Inn, because we feel it is such an excellent establishment.

The food choices range from standard bar fare, such as potato skins and burgers, to more sophisticated entrees such as an eight ounce Top Sirloin; char grilled and stuffed with fresh lump crab, spinach and fresh tomato. You will also find a delightful stuffed chicken breast, stuffed with andouille sausage, pepper jack cheese and caramelized onion, all topped with a spicy marinara sauce, on the menu. Take note of the daily specials (written on the chalkboard) as you enter the restaurant. If your memory fails by the time you are seated, be sure to inquire with your server. The specials are definitely

a highlight here, as Chef Eric Anderson uses his creativity and experience to keep things fresh and innovative. He feels he is doing a good job as long as he sees "smiling faces and empty plates."

Many other appetizers, sandwiches, and entrees crowd the menu. The Rush's Kansas City Strip Steak with Montreal seasoning is superior to many steaks we have had around town and the price at \$13.95 is certainly fair. Another one of our favorites is the Steak or Chicken Fajita, priced reasonably at \$8.95. Unlike most Fajita-style entrées, this dinner is served pre-assembled in an oversized soft shell tortilla, stuffed with steak or chicken, green peppers, onions, salsa, and cheese. Chips, salsa, and sour cream are served on the side.

The Rush can also appease any seafood fan. Try the Pretzel Crusted Grouper topped with a Dijon cream sauce or the Salmon au Poivre, which is rubbed with peppercorn, pan-seared, and topped with a light cream sauce. If you would like something lighter, go

By Kristen Barker & Bob Tagliotti

for the Caribbean Crusted Red Snapper, poached with mussels, red onions, and tomatoes in a Mandarin orange, ginger, white wine sauce.

If wings are your 'thing', you may have a hard time finding any better anywhere. Rush Inn offers at least ten different styles of wings including the Sweet-Heat Teriyaki (our favorite), Garlic Parmesan (best seller), EA Hot (great paired with a cold beer), and BBQ (mild, medium, hot) for anyone's healthy appetite. Wings are on special every Tuesday and Thursday, and at 35 cents per wing, they are a great kick-off

to any meal.

The atmosphere you can expect to find on any given night is that of a relaxed, but busy operation with comfortable wooden booth seating, settled around a tasteful bar. Friendly familiar faces make up the well-trained staff and management who go out of their way to make sure your food and drinks are served in a timely manner. Much more than a local watering hole, we feel the Rush Inn is an inviting restaurant with first-rate cuisine and service.

The Rush Inn is open every day for lunch and dinner and is located at 17800 Detroit Avenue across from Beck Center for the Arts.

AIDA The Allure of The Beck Center's

By Mary Bodnar

AIDA, the timeless love story reinvented by Elton John (music) and Tim Rice (lyrics) has finally come to Lakewood. The musical production was beautifully orchestrated at the Beck Center of the Arts on Sunday, July 31, where my husband, our three children, and I sat in awe in our first row seats. (Actually, they were third row seats; the center seats of row one and row two had been temporarily removed to extend the stage for the "model runway" scene which is an integral part of "My Strongest Suit" in Act One.)

Colleen Longshaw, who played the lead as Aida, the Nubian Princess taken into slavery, is an Ohio native currently residing in New York City. Although slightly hoarse from 11 nights of performances since opening night July 15th, Longshaw executed a stellar performance as the strong spirited leader of her people. Ian Atwood, who has performed in Parade, Miss Saigon, and other professional venues at the Beck Center, was incredible as Radames, the powerful Egyptian Captain slated to be Pharaoh's successor.

Laurel Held-Posey had huge shoes to fill playing the role of Amneris, Pharaoh's daughter, who was played, in the original Broadway production, by the hugely talented Sherie Rene Scott. Held-Posey didn't skip a beat as the sassy, materialistic, shallow-minded fashion queen (actually, Princess) and showed a powerful range of vocals and emotion in pieces such as the heart wrenching "I Know the Truth" in Act Two.

My husband and I saw Aida on tour at the EJ Thomas Performing Arts Center in Akron in April 2003. We were absolutely riveted by the performance and have been huge fans ever since. Of course, we own the CD and our three young children have also adopted it as their favorite music. Because we had such an intimate knowledge of the music, story, and plot, costuming (the robe Aida is adorned with by the Nubian people in "The Dance of the Robe" is a

must see), staging etc., we are potentially harsh critics of anyone taking on such a gargantuan task regionally. We were pleasantly surprised. Scott Spence, currently in his 15th season at Beck Center, did a fantastic job directing the dynamic production and every detail was carried out with top-notch expertise. Anyone familiar with the intricate dynamics of the musical score would profess that Larry Goodpaster, musical Director for the production, worked wonders with only keyboards, guitars, bass and electronic percussion.

What was truly amazing was the dancers' ability, under the direction of Meghan Starr, Dance Captain, to perform on a relatively small stage. To the novice's eye, there didn't appear to be ample enough floor space for the high energy dancing inherent in Aida.

The dancing and costumes were absolutely terrific for being scaled down from the Broadway version.

At the close of the performance, the cast was given a well-deserved standing ovation. Later, I anxiously waited outside the theater with my children for any of the stars to appear. Colleen Longshaw (Aida), Carlos Antonio Cruz (superb in his performance as Mereb, the palace slave/right hand-man to Radames) Katie Atkinson (Female Ensemble), Khalida Sims (Nubian, Handmaiden to Amneris), and Jessica Sopko (Exotic Dancer) were all gracious enough to take the time to thrill my children with an autograph on their Aida Programs. Thanks for making a truly memorable day for us!

Kudos to The Beck Center for gracing us with such a well-done performance!

Note: Aida runs at the Beck Center through August 14, 2005

"Too many choices tear us apart
I don't want to live like that
I just want to touch your heart
May this confession
Be the start"

From "Elaborate Lives"



The Rush Inn staff is always eager to please with great food, good drinks and a good old fashion Lakewood attitude. Left to right: Eric Anderson, Eric Law, Betty Senko, Julie Senko, Ted Headrick, Kevin Peto



Aida runs at the Beck Center through August 14, 2005

Lakewood On The Threshold

Breudigam, who grew up in Lorain County, remembers when Avon real estate was occupied by corn, not suburbanites, and was lusted after by crows, not developers.

Lakewood resident Joe Stewart agrees vacant land is an advantage not available to Lakewood. "When, as with Lakewood, development already exists, it's extremely costly to accumulate a sufficiently large enough plot to make a large development possible."

Stewart, a commercial developer with Richard E. Jacobs Group and 25 years of experience, concedes that an exurban development such as Crocker Park can succeed more easily because "they had available a vacant piece of land which did not require buying and demolishing existing buildings."

Keller considers this a tough challenge, since "the bank lending and the entire development system live off of new construction and makes it easier for prospective homeowners to build a new home on an Avon corn field than to buy and rehab an existing old home in Lakewood."

If Lakewood's industry is residential housing, but Lakewood lacks the vacant land, which so often fuels growth, is the city stuck in a dead end?

No, says Johnson, since the residential market is not monolithic. Some residents are pulled into cities by quality of life, others, out of them by low housing costs; some homeowners are drawn inward to the walkable neighborhoods and urban vibrancy, others attracted outward to large plots and unbroken exurban quiet.

People shopping for a community will seek different things. Keller cautions against trying, like Harrods in London, to offer "everything for everybody everywhere."

Profile: What is Rosewood Place?

North Coast Capital Partners Managing Partner Tom Barrett shared with the Observer his vision for the new Rosewood Place development, and why he saw an opportunity for high-end housing in Lakewood:

"Rosewood Place is a mixed-use development which combines eleven



"Lakewood doesn't have to try to be all things to all people," says Keller. "Not everyone is going to want a walkable city and urban living. But enough people do; and Lakewood ought to be able market itself clearly and successfully enough to attract them."

Further, trends suggest that embedded in this sober advice is cause for giddy optimism. For the demand for what Lakewood offers--livability--is not only large enough to sustain Lakewood--it's growing.

Amenities Drive Livability

The demand for livability is growing because quality of life is so important to attracting well-paid knowledge-economy workers who drive growth industries and have the affluence to invest in neighborhoods.

And since, Florida argues, the Creative Class is "the 'norm setting' class of our era", its preferences will increasingly shape social trends and city development.

Because that class is educated, affluent, and has fewer children, the

"important local amenities are no longer schools and churches, as in the ethnic enclaves of the urban mosaic" of yesteryear, say Lloyd and Clark--Lakewood's own Birdtown being a prime example. Instead, "young professionals" today seek out "recreation and consumption" and "disproportionately locate in high-amenity cities" which supply "a cultural center offering diverse, sophisticated and cosmopolitan entertainment lacking elsewhere."

And because talented high tech staff "can locate where they choose," cities are compelled "to compete for them with public amenities," say Lloyd and Clark.

To a large degree, a community's quality of life flows from the amenities it offers. Lakewood is especially livable because it offers so many, both natural and constructed.

Amenities are community features, which provide comfort, convenience, or attractive surroundings. Amenities can be natural--such as Lake Erie, fresh air, and tree-lined streets--or constructed--such as restaurants, coffee houses, boutique shops, walkable distances, and Fourth of July parades. Lloyd and

Clark define gentrification as "creating amenity-rich neighborhoods for affluent urban residence."

A focus on amenities makes sense in an era of de-industrialization, according to Lloyd and Clark, since cities, while despoiled of factories and depleted of blue-collar jobs, which once supported middle class households, still retain cultural assets. These assets become increasingly important as the tastes of the increasingly important Creative Class are brought to bear.

Tellingly, it's precisely this amenity-rich image, which the Rockport Square presents. The new multi-block development of high-end condos, enticingly named "The Avenue Lofts", will be constructed on the eastern end of Detroit Avenue by fall 2006.

"Enjoy shopping at a stylish boutique," say Rockport Square promotional materials. "Experience the hippest restaurants. Sip espresso at a trendy café. Browse a bestseller, or just take a leisurely stroll along the shady, tree-lined streets of your new neighborhood." Adding, "It's all right here at your doorstep!" Rockport promoters include walkability as a selling point.

Clearly, Rockport Square developers are betting their financial stake on the appeal and attractive power of amenities in an urban setting.

Further west on Detroit Avenue, the new Rosewood Place development, too, markets the amenities its town homes offer. Taking the motto, "life within reach," Rosewood Place promises to be a domicile which "puts the conveniences of commerce right within the comforts of home", "where shops and eateries are just a stroll away", and which "combines urban living with a sense of community."



This empty lot will soon be home to Rosewood Place.

to stay in Lakewood, doesn't want the maintenance of a home, but wants to enjoy the conveniences. We're looking for somebody who likes the idea of an urban environment without moving to Cleveland or Crocker Park."

Rosewood Place was an opportunity to build upon the Lakewood's livable qualities: "We've got all the conveniences of an urban setting in a suburban setting. Just in the city alone are restaurants, arts, the theatre, parks, the Lake, good transportation, proximity to the airport, the Jake, Gund Arena, Playhouse Square, the Metroparks--and you don't have to drive ten to twenty minutes to go to dinner like you would in Westlake."

"In real estate they say 'location, location, location.' That's what Lakewood has, it's a great location."

Increasingly, high tech amenities are desired. "We need to be thinking about technology and the operation of the city," says Mary Anne Crampton, Lakewood resident and president of LakewoodAlive, a citizens' group dedicated to economic development. "Lakewood should become a wired community, and be known to be so."

Rockport Square will offer high-speed Internet as an amenity.

Another kind of high-speed Inter-

net, WiFi service--the technology which allows urchins to surf in coffeehouses and businesspeople to check e-mail from the field--is now viewed as a quality of life, and therefore also an economic development, issue.

"WiFi Internet is a huge necessity for a city trying to lure the new 'Creative Class' which expects instant, always-present Internet," says Bryan Schwegler, a young wired professional and Lakewood resident. "Lakewood has such a compact geography it would be easy to have WiFi available, very cheaply, in almost all corners of the city."

Schwegler counts seven WiFi hotspots in Lakewood (for a listing, see the "WiFi in Lakewood" thread on the Observer's online forums: <http://www.lakewoodobserver.com/forum/viewtopic.php?t=484>) but dreams bigger, calling on Lakewood to emulate Tremont and Boston, where businesses have created joint hotspots encompassing "an entire street" and serving as an "open WiFi zone for the public."

Agreeing that WiFi is an "investment" and that Lakewood "can't afford to procrastinate," Ward 4 Councilwoman Mary Louise Madigan and at-Large Councilman Edward FitzGerald have formally requested that the City consider the feasibility of citywide WiFi.

Lakewood On The Threshold

Lakewood Needs A Development Plan

Lakewood’s existing amenities provide a strong hand to play.

“I like Lakewood compared to other western suburbs because it’s got the urban feel with more culture yet still in a suburban setting,” says Breudigam. “Here in Lakewood the houses are different, unique, old, and historic. The community has everything you need, yet you’re a hop, skip, and a jump from downtown--an eight- or ten-dollar cab ride.”

With its nightlife and with theater at the Beck Center, “Lakewood could offer a lifestyle like Greenwich Village,” opines Keller. But the city must still play its cards right. To do so requires an understanding of where Lakewood fits in a changing economy, a vision of where it wants to go, and a plan for getting there.

Johnson says a sound strategy is crucial since “development is more an art than a science.”

“You have to be surgical so new development leverages and enhances existing business and residential values,” he advises.

Breudigam agrees. Since Lakewood land is fully developed, “you have to take risks and you have to be more creative,” he says. “Lakewood will need to reinvent what’s already in place, provide a facelift.”

Timieski brings his engineering perspective to development planning, which he says is necessary to fend off entropy.

“When you build something, there are many forces that try to knock it down--wind, rain, heat, dust, time,” he explains. “The same applies to a wall or a building or a community. To stave off chaos and decay, you constantly have to put work into an entity to keep it healthy and maintained.”

Johnson says Lakewood’s planning track record is far from sterling. “Twenty years ago we’d tear down a building on Madison or Detroit and put up a new beverage store,” he says.

Tim Laskey, a Lakewood accountant and outgoing president of the Lakewood Chamber of Commerce, agrees. “Lakewood doesn’t have a plan either for the city or for economic development,” he says.

Although some project-specific studies have been conducted, “there isn’t an existing comprehensive plan which lays out time frames and detailed steps for implementation.”

Johnson says the key is to ensure new development is not done in isolation but “adds value to the surrounding properties and hopefully the whole city.”

Development is not about “just getting retail--that’s easy,” he explains. “It’s getting good retail that enhances the value of the whole community.”

Good development can have a “catalyst effect,” according to Barrett, which takes “a nonproductive piece of real estate and turns [it] into something productive and of benefit to the city.”

Alternative Directions for Lakewood Development

Where should Lakewood development planning start?

It’s important to “build from strength to strength,” says Lakewood resident and Library Director Kenneth Warren. For example, “as a starting project work with downtown, where many pieces are already in place and more are being redeveloped.”

One path to development, suggested by the increasing importance of amenities, is to build on Lakewood’s livability to further raise quality of life.

Building upon Lakewood’s restaurant and retail amenities should be possible since Lakewood is an attractive commercial market. Stewart considers Lakewood’s potential for commercial development strong since “it has the great asset of a dense population--lots of potential customer crammed into the trade area.” He cautions, however, that planners must exercise judgment since “putting a large commercial development in the center of town [that] would significantly change the character of Lakewood.”

Another “potential path to success,” says Stewart, is cultivating the growing cottage industry of home-based businesses, fueled partly by technological trends. Lakewood already has, and could seek to further attract, small entrepreneurs working at home.

Such small businesses “might find the mixed-use and character along Detroit Avenue more appealing than renting space in a glass tower in a Westlake office-park.” Many commercial buildings on Detroit Avenue are suited for just such a live/work situation, says Stewart.

Artists might also be attracted to live/work space. Rockport Square targets artists and other home entrepreneurs in its promotional literature, pitching the new loft apartments as “well-suited” to “an artist.”

Diversifying Lakewood’s Housing Stock

Since Lakewood’s housing stock is a strength, another development option is to further invest in housing to attract more residents with diversified housing offering. Lakewood’s current housing features a surplus of rental, large numbers of single-family homes, but only some new housing.

“We need a broader variety of housing products to appeal to the broadest market,” says Johnson. “In order to expand our market share, we need to diversify our product line. You want to appeal to as broad a market as we possibly can--especially in a market that’s not growing.”

He assesses Lakewood’s growth opportunities as capturing transients and attracting exurbanites to inner-ring suburb convenience, for example “people moving back in from Avon who are tired of the 45-minute com-

mute and want to be able to go for a walk in their neighborhood at night.”

Affluent homebuyers are an especially important market to target since they can choose from many communities, meaning Lakewood cannot take them for granted.

“People who have means have choices. If they decide that Lakewood’s not the place for them any more, that’s like losing your customer to a better product,” says Johnson.

Lakewood should compete to win its share of affluent homebuyers from Avon, Westlake, and Medina--as well from as Boston, Chicago, and New York. (This can happen: Barrett relocated from Boston, and John Crino, owner of the Madison Avenue café, *bela dubby*, relocated from Brooklyn, New York.) Lakewood should also plan to capture those Baby Boomer retirees not moving to Miami, Orlando, or Phoenix, attracting them with the “active adult center” lifestyle available in Lakewood.

Because Lakewood is an amenity-rich, livable community, its appeal to affluent prospective homeowners will be strong if there is sufficient housing product to offer them.

But at present, Lakewood’s supply of high-end housing is inadequate, says Ned Hill, Lakewood resident and Vice President for Economic Development at Cleveland State University.

“We are lacking upper-end housing for empty-nesters,” he warns, urging Lakewood “to provide a broader array of housing choices, especially to affluent empty-nesters.”

Barrett agrees and intends Rosewood Place as an attempt to meet empty nesters’ demand for new, centrally located, maintenance-free town homes.

“To attract that segment of the market, you have to build the right housing, and Lakewood doesn’t [presently] have it,” he says, pointing out that empty-nesters will not “move into a 100 year home” of the type common in Lakewood.

Whether Lakewood reinvests in housing or chooses some other path to development, Johnson insists the chosen strategy should lead to excellence.

“If we don’t strive for a quality level that’s commensurate with the best of what’s available, it’s worse than not doing anything at all,” he warns. “Bad strip shops, after ten years, degrade areas. The developer’s horizon is ten to fifteen years--that’s when they have to get their money back. But the city has to plan for a much longer period--as long as we can possibly envision.”

Barrett is optimistic about the Rosewood Place development. “If this formula is successful, it can be repeated throughout Lakewood and anywhere. The more we do this in Lakewood, the more excitement there is, the more people want to be here,” he says.

That excitement plus the catalytic effect of new development would give Lakewood a chance to do something the exurbs could never do, given their helter-skelter, sprawling, patchwork layout: transform into a reviving, livable, lived-in community alive with street life and vibrant with culture. With that combination, Lakewood would crush the exurban competition.

Next Story: “Lakewood on the Threshold” will continue with a review of Lakewood’s Main Street program to revitalize the Detroit Avenue downtown commercial corridor.

“Sparking a Dialogue That Continues With You”

Plato believed true knowledge could be conveyed only through dialogue. He insisted on live conversation as the primary means for evoking understanding in another person.

Like Plato, we don’t presume to have captured all the answers here. We hope, instead, that the discussion begun in these pages sparks a continuing conversation in your own circles--in coffee shops, over dinner, by the office water cooler, across the hedge with your neighbor. We’ve merely posed questions to frame the dialogue; the real conversation will be conducted--and the real answers uncovered--by you.

We invite you to share your ideas in the Observer’s web forum, the “Observation Deck” (<http://lakewoodobserver.com/forum/index.php>), where our community-wide dialogue can continue.



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Lakewood Pets

Bringing Home a New Member of the Family

by Whitney Callahan

With 69 million households owning pets (according to the American Pet Products Manufacturers Association), each of those families has had to incorporate their new dog or cat into their homes. It is easy to fall for the sad brown eyes in the whelping pen or on the other side of the bars of a kennel; it is not always so easy to have your pet assimilate successfully into the family and become a well-behaved member of your life. After the emotional decision, the practical work begins.

Bringing a new dog or cat into your home is very similar to bringing home a new child. Anything they can get into, they will. So it is best to make sure all household cleaners are put away, trashcans closed and those expensive nick knacks placed on a higher shelf.

Your new pet may seem hesitant at first. That is normal. Your pet is checking out the new digs. When you first introduce your pet to your home, show the animal where it will be going to potty - outside or in the litter box. Be sure to praise your new pet for not going on your new oriental rug. Remember your new pet may have to learn a new name, so when praising them feel free to say, "Good boy, Rover, good job!"

Most dogs only want to please. Good training will help dogs to associate positive things with their names.

By the same token, never use your pet's name when punishing them. All new children make mistakes and your furry ones are no exception.

Most dogs will not go potty where they sleep. Crate training is very helpful in such training.

When work and life takes us away from supervising our new companion, the need to control the environment remains. Even an older dog or cat will have to learn your boundaries and may make a mistake or two.

A chew toy is a much better substitute for an old shoe or a couch. Dogs cannot tell the difference between that old slipper and your favorite pair of Jimmy Choos. Most importantly, no matter how many dogs you've owned, get your new friend into a dog training class. Puppy classes offer socialization and all training classes offer an hour each week to positively focus on training and bonding with their new family. Your local shelter, veterinarians and other pet professionals can recommend a good trainer.

When introducing your new pet to your household, remember it is a big adjustment for everyone in the home, including your other pets. If you have a dog at home already, take your puppy and the dog to neutral territory where they can sniff and get to know one another. If you have cats, keep your new

dog or cat in an adjoining room until they can figure things out. Most puppies will learn that cats and dogs can be excellent companions.

When adopting a shelter dog, ask if that dog likes cats or would rather eat them for dinner. It is important to consider all members of your household, including your pets, when bringing home a new friend. For more information on making your adjustment as smooth as possible, consult your animal trainer or library. There are many resources out there for us pet lovers!

Whitney Callahan is the co-owner of Inn The Doghouse, a daycare, boarding and grooming facility for dog and cats. She was a Co-chair of F.I.D.O., the citizens committee that helped build the Lakewood Dog Park, and she serves as Vice President of CCLAS (Citizens Committee for a Lakewood Animal Shelter). Her family bred and showed Champion Chocolate Labradors and Whitney has whelped over 40 puppies. Her heart now belongs to a bullmastiff, "Dublin", and her rescue cats, "Bogart" and "Bacall". To contact Whitney directly call (216) 651-0873.



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