

EDITORIAL

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Should SUB Tenants get three-year leases?

The five rent-paying businesses in the Student Union building have leases that need renewing. The old three-year leases expired this summer and should have been renewed or replaced by the student-appointed SUB Board at the time of expiry. That board was negligent in carrying out this responsibility. Now the SUB is run by a University-administration appointed board of trustees (still with a majority of students); the question is: Should the new board renew the leases for the usual three-year term, should they renew them for only one year so that when the Student Unions regain control of the board they will be able to determine what businesses continue in the SUB, or is there a third option?

The arguments for three-year leases are obvious. Any business needs the ability to do long-range planning. If an owner can project his profits over three years without the risk of losing his business he will be able to offer better prices or provide other benefits to his customers. SUB jewellery store owner Mike Flannery said he wants to renovate his store; obviously this would be only worth his while if he knew he would be occupying the same location for an extended period.

Former SUB Board members John Bosnitch and Clayton Burns favour the one-year lease so students appointed by an elected body may be able to determine more fully what goes on in the SUB. The university administration have indicated that they will return SUB control to the students as soon as feasible, so if leases were renewed for one year, students would be able to make the decisions as Bosnitch wants.

What would be the advantage of a Student Union appointed board making the lease decisions a year from now? According to Burns the students would be able to have a market study done where many students would be questioned to determine what consumer demand there is in the building and make decisions about space allocation based on this. Burns also said the student-appointed board would be able to put the businesses out to open tender. In fact, he said, the above procedure would have been followed if the students still had control of the board.

There are great arguments for both procedures. The *Brunswickan* suggests a compromise: The current board of trustees should immediately commission a market study which would take a couple of weeks to complete. They should then put the businesses to open tender with a two-week deadline for submissions. When all submissions are received, they should award three-year leases taking into account services offered by tenderers as well as price and reputation. This last factor, reputation, would be a factor that should help the current tenants.

If the *Brunswickan's* suggested procedure were used, we would end up with tenants who would be able to best benefit the students — tenants who would be able to make effective long-range plans.

At all costs, the lease-determining decision should not be passed to a student-appointed SUB board who would act in the same irresponsible manner as the board that was disbanded. Good landlord-tenant relations are essential if everybody is to gain the most benefit. The SUB tenants were not able to work with the previous board and important action was postponed and postponed. Flannery said, "John Bosnitch had his chance;" and was, "totally incompetent." He said many meetings were scheduled which never took place. The lack of new leases was the most concrete indicator of the old board's incompetence.

On the contrary, Flannery said he finds the new board very reasonable and businesslike. He said they are working towards a solution equitable to tenants and the students alike.

Due to the fact that the new board conducts business in a proper, mature way it should be they that make the lease decision. The ideas of Bosnitch and the old board—with the objective of having businesses that would most suit the students—are excellent and should be carried out by the new board, and as rapidly as possible. Members of the new board have indicated that they are going to seek student input—let us hope they follow through on this commitment.



mugwump journal

By TIMOTHY LETHBRIDGE
Managing Editor

The *Bruns* has a new look!

We hope you will find our new *California* typestyle easier to read; we also hope the larger section headers will break up the *Brunswickan* and reduce the 'crowded look'.

Starting with this issue, we are also resolved to improve the content of the *Bruns*, both in scope of coverage and quality.

To increase scope we want to attract new contributors; by improving the social atmosphere at the *Brunswickan* we hope to provide a situation conducive to good journalism where contributors will feel they have accomplished something. One way to improve our internal environment is to exert our independence. We have taken steps in this direction by stating that those involved in political debates will not be allowed to exert an influence over the editorial stands taken by the *Brunswickan* — we will independently draw our own conclusions given all the facts.

The implementation of this new policy has caused some consternation among those politically active in the Student Union administration, but members of the general student body need not worry (in fact you should rejoice!), the *Brunswickan* is starting its evolution into a truly effective and responsible agent for the improvement of UNB and society at large.

How can you help? We need the input of the whole university community. Write us letters to the editor, columns, features or whatever suits your fancy. We need special help in the news section — we want to cover stories of human, academic and special interest; people tell us we cover too much politics or cover it in an unsteady manner, or both, and this must change.

A word about what we will or will not print: In the news section, we demand complete coverage of an issue. In the sports and entertainment sections the same policy is followed, but you can get away with more personal style. We will print virtually everything submitted by the deadline that is addressed as a letter to the editor, provided it has a real name (which may be omitted on request), is identified by student number, and is not libelous. One letter submitted this week was libelous and was not printed.

For an exact statement of the policy I have explained in this column, please read the notice on page 3.

Did you know that the UNB Student Union is a member of the Canadian Federation of Students?

We were granted two free years membership (usual cost: over \$24,000.00). SU President John Bosnitch obtained this by pointing out an agreement made many years ago, to the executive of the CFS. What I wonder is what will we do a year and a half from now? We will either have to fork over our dues or withdraw and look like cheap freeloaders.

Before we have to start paying these fees, a referendum will have to be passed and we will either have to cut current programs or increase student fees. This potential sticky situation should never have been risked: a referendum should have been passed before we ever joined (as it was, the SRC never approved the joining, or at least I have not seen minutes proving the contrary).

Our illustrious president is now in Ottawa stirring up the CFS at their national conference. He has been nominated for president, a full time position, and the election takes place this weekend. My personal opinion about this? I hope he wins the CFS presidency. The only true value of the CFS seems to be as a political lobbying force (name one benefit UNB has accrued from membership that we did not have before), all Bosnitch is good for is pure politics so the CFS might benefit from his powers of persuasion.

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