

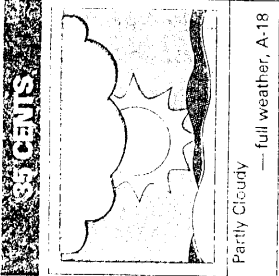


Murder, he wrote
Woody is back with the loony
'Manhattan Murder Mystery'



New world record
Sally Gunnell of Great Britain captures the
400 meter hurdles

59 CENTS



SPORTS DAY
FRIDAY/AUGUST 20, 1988

The Argus

of FREMONT, NEWARK and UNION CITY
CALIFORNIA



Spin at the top
After selling more than 3 million copies of the album "Pocket Full of Kryptonite," the Spin Doctors are riding high. [C-1]

GM gives Newark nod for auto dealer park

■ Car maker wants to move franchises from Fremont to 14-acre site

By David Berkowitz
STAFF WRITER

In an effort to assert more control over dealership locations, General Motors has taken an option on about 14 acres of land in Newark where it hopes to move several Fremont franchises.

Among them is likely to be Don Signer's Buick-Cadillac dealership.
Signer, one of three remaining GM fran-

chises in Fremont, had been planning to go to Fremont's new but still largely empty Auto Mall, and had even optioned some land there.

"But GM has enticed me," he said.
GM will buy the land at Balentine and John Muir drivings in six to nine months if it gains city approval to build showrooms there, said Greg Hugo, a broker with CB Commercial representing the landowner.

The price of the land was not disclosed.
Local dealers said GM wants to locate three or four GM dealerships at the Newark site, although not all of them have agreed to make the move.

The long-anticipated deal would represent a major setback for Fremont. The city has lobbied hard to keep its GM dealerships in its local tax base by relocating them to the new facility at Auto Mall Parkway and Interstate 880. The auto mall has just two dealerships now.

"If you lose one dealer, it's a setback," said Fremont Mayor Bill Ball. "I'm very concerned about [our] auto mall."

Newark officials refused comment on the deal Thursday but said GM has not submitted any new applications to build at the site.

Still, they are smiling. This would be a major victory for Newark, which has

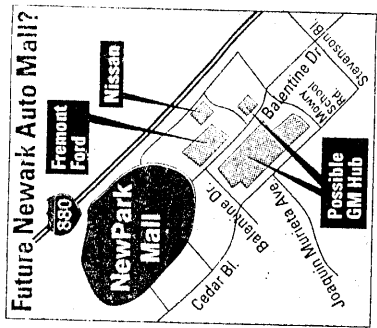
worked hard behind the scenes to create an auto hub of its own in the shadow of NewPark Mall.

Newark already is far ahead in the race to have the more successful auto center. The site GM is eyeing is across the street from Fremont Ford and the future sites of Fremont Nissan and Fremont Pontiac-Oldsmobile-GMC Truck.

This is no idle race for bragging rights. There are millions of dollars in tax revenues at stake, money both Fremont and Newark officials would love to have in light of recent budget cuts and layoffs.

"It's a good thing for the city of

Please see Newark, page A-18
Staff



City's fee structure reviewed

■ Fremont hopes to lure businesses with new impact fees

By Lisa Stone-Norman
STAFF WRITER

Installing traffic signals. Building a police station. Buying firetrucks. Figuring out how to pay for all these and more — while paving the way for more revenue-generating businesses to



Valdez cleaned up spoiled

Four years after the Exxon oil spill disaster, critics ask where the

blade strapped to his belt, the man, wearing camouflage clothing, allegedly walked up to his mother, grabbed her by her hair and told her, "Five surrounding streets were closed off, and nearby businesses were asked to close warehouses doors."

Newark: Visibility a plus

Continued from page A-1

Newark, and a good thing for my business," said Dee Barnes, owner of Fremont Ford. "It will bring more retail traffic to this area."

Both Fremont and Newark city officials have wooed GM for two years, offering various incentives to attract the auto giant. Newark last month agreed to give GM a sales tax rebate to attract the Pontiac-Oldsmobile-GMC dealership, owned by Barnes and partner Bob Gee.

Sources speculate that GM also chose the Newark site because it has strong freeway visibility and heavy traffic.

In contrast, the Auto Mall is set back about a half-mile from

line.

Interstate-880, has no nearby retail outlets and only two dealers in business.

Nevertheless, Mayor Ball said GM's choice baffles him.

"We have 88 acres in our auto mall," he said. "It's spacious, open and relatively uncongested. They're pursuing 14 acres in a congested area. It just doesn't make any sense to me."

Industry analysts have said GM's effort to buy a site is part of a companywide move to protect its presence in major markets by buying land rather than leasing it.

The auto giant gets dealers to buy the land at favorable prices with the stipulation that GM can buy it back if the dealership folds, moves or changes product

"If a manufacturer is willing to make the investment, they can increase control over their own destiny by owning real estate," said Donald L. Keithley, a partner in the J.D. Power & Associates industry marketing firm in Southern California. "The prototype for this kind of thing is McDonald's Corp. They revolutionized their world by controlling real estate."

GM is buying the Newark site from the Bank of Montreal, which acquired it and six more acres last year as part of a debt reduction deal with Newark-Fremont Hilton Hotel developer Joseph Duffel.

prepared for execution. "I'm hopeful they will grant a stay, but if I were a betting man, I wouldn't run to the bank."

The appeal contends that Mason's Alameda County Public Defender attorney, fearing for his safety, asked a private lawyer to falsely tell authorities that Mason planned to attack his defense team, take hostages and try an escape. The ruse was aimed at gaining more security around Mason in interview and courtroom settings, according to Mason's appeal.

The private attorney, Lincoln Mintz, said Thursday he issued such a warning but insisted he told the truth. He declined to disclose who told him Mason posed a threat.

Assistant Public Defender Joseph Najpaver and his supervisor at the time, Dean Beaupre, were also targeted in Mason's appeal and both could not be reached for comment Thursday. Beaupre is now a Municipal Court judge.

to brand Mason as a danger. "At my suggestion, (Beaupre) called private at Lincoln Mintz. Dean asked to represent the Public Defender's Office," according to Najpaver's 1982 memo.

"Dean also told Lincoln Lincoln was not to tell anyone else that Lincoln represented Public Defender's Office no the information (about the danger) came to Lincoln Dean."

Mason's appeal claims Mintz's and the Public Defender failure to fully disclose their plan is tantamount to a lie raises serious questions Najpaver's commitment to defending his client.

The current efforts to Mason alive stand in contrast to the killer's desire the last several months to his punishment.

Staff writer Danielle contributed to this report.

Cleanup: Where's the money going?

Continued from page A-1

Nearly \$12 million was spent on the trustee council's administrative costs, including travel, public relations, office expenses and general administration for specific projects.

At least \$200,000 went to study how to spend the money.

The Exxon Valdez dumped 11 million gallons of oil into Prince William Sound when it ran aground in March 1989 in the worst environmental accident in U.S. history. The spill damaged hundreds of miles of Alaska's coastline, destroyed millions of birds and sea creatures, and threatened fisheries.

Under a 1991 court settlement

getting a handle on it now and we're going to reduce it every year," Gibbons said.

Some environmentalists said the overhead might have been even higher. The trustees — at the suggestion of the U.S. Forest Service — briefly considered developing a \$10 million cellular phone system. The idea was ultimately rejected.

Exxon, meanwhile, immediately got back \$39.9 million of the second installment it paid into the fund. The money went to reimburse the oil company for the cleanup it conducted in 1991 before the court settlement and in early 1992 when it returned to wrap up its projects.

The amount was the max-

Fees: Plan to attract

Continued from page A-1

faulted part of the ordinance.

The Iceplex Fremont, an ice skating rink, is renovating an existing warehouse on Old Warm Springs Boulevard.

East of Interstate 880 on Albrae Street, the 6000 S Corporation wants to move a 24,000-square-foot retail business into 44,000 square feet of warehouse space on the same site.

Each remodeling job will cost more than \$100,000 in fees. Both developers said they were shocked by the amount.

Higher fee

Had the Iceplex been charged

What develo

New building type	Fremont
50,000 sq. ft. shopping center	\$928,442
80,000 sq. ft. office building	\$991,100
60,000 sq. ft. warehouse	\$470,900
100,000 sq. ft. light industrial bldg.	\$929,900

Source: Reicht Heusrath and Associates