

MARCH 2018

BL0T



University of Idaho student-run magazine

Editor's Note

House. Apartment. Duplex. Dorm. These terms have different meanings, but all share one commonality — home.

We all remember the ease of moving into our first dorm room. Then, unexpectedly, we move on and find ourselves touring apartments, searching for roommates, signing perplexing rental agreements and making the new space our own.

Next comes the first power bill, the first lost key and the first broken stove. But with those, comes the first dinner party, the first visit from parents and the first chance to make a home on one's own.

This trajectory is a sign of growing up. It is the way we create our own home, even in a place we might only call home temporarily.

The process is not effortless or straightforward. Finances, accessibility and availability all play crucial roles in a college town.

Summer 2017, the process of creating a home, even for a year or two, became exponentially harder. When Whitepine Property Management mysteriously and abruptly disappeared, countless community members and local college students were left without a landlord, a safety net and, most importantly, a place to feel at home. It seemed, during our reporting, that everyone knew someone affected by the disturbance in Moscow.

Trends from 2014, according to CityLab, show residential renting is up among all demographics. But it has risen to 71 percent in ages 18 to 34 — young renters with little financial flexibility and little experience in a relentless housing market.

It sounds simple — “everyone has to live somewhere.” But with a complicated and unforgiving housing market, the discussion of home is more nuanced than we ever imagined.

— HS

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HUMANS OF MOSCOW

STORY AND PHOTO BY Tea Nelson

“I have a lot of friends who are graduating and already have jobs locked down and waiting for them. I’m actually kind of happy that I don’t know what I’m doing after graduation. For the first time in my life I’m not tied down to a specific place. I can go wherever I want. It’s really exciting actually, it’s almost like reliving the excitement of leaving to college for the first time again, you’re not exactly sure how it’s gonna go but you know it’s gonna be all right.”

— Connor Cochems

A close-up, artistic photograph of a horse's head, focusing on its eye and the texture of its mane. The horse is light-colored, possibly grey or white, and the background is softly blurred, showing hints of straw or hay. The overall mood is calm and contemplative.

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Breaking the mold

HOLY BIBLE

UI students find passion in religious leadership roles

There are roughly 4,200 religions in the world. Of these religions comes a wide variety of degrees offered at universities across the nation.

A college student at the University of Idaho can minor in general religious studies and complete courses encompassing western religious cultures, approaches to religious studies and other traditions.

Even with an opportunity for emphasis on religious studies, millennials are still much less likely to be religious when compared to their elders, according to the Pew Research Center.

However, not all millennials fit this trend.

UI students Steven Trantham, Ellen Yenne and Matthew Morrow may not share the same religion, but they each share the same passion — religious leadership.

'Called to be a leader'

Matthew Morrow begins and ends each day at St. Augustine's Catholic Center.

He wakes up around 7:30 a.m., unlocks the center in his pajamas and proceeds to get ready for class and that day's Mass.

Morrow lives at St. Augustine's.

Catholicism has always played a significant role in Morrow's life.

Morrow's parents are Catholic. He was raised Catholic, born Catholic and attended Catholic schools.

After receiving his first communion, Morrow said he began altar serving at his own parish.

An altar server assists the priest, brings him what he needs and helps Mass flow seamlessly, Morrow said.

"I did that every Sunday growing up," Morrow said.

This leadership role began when Morrow was in the fourth grade and has continued throughout his life.

Now a fourth-year student at UI, Morrow continues to embrace the ritualistic nature of Catholicism through St. Augustine's.

Although Morrow does not remember his own baptism, he credits this for his motivation to pursue a leadership role within the church.

"Everyone is called to be a leader in some sense," Morrow said. "It's not like a seeking out of it necessarily, but just being guided where it is you need to be."

Morrow was first introduced to the St. Augustine's during his freshman year. He took part in altar serving and participated in choir.

"I just took a very active role in getting involved as much as I could," Morrow said.

Morrow now also leads a Bible study and mentors

others.

"Leadership also is just in 'am I doing my best to help other people to be the best that they can?'" Morrow said. "So, just through interaction and talking to people that come by and growing together — that is a form of leadership."

One of the primary benefits of leading others, Morrow said, is assisting in personal growth.

"Often by giving yourself away to certain things, you come to understand yourself better," Morrow said. "Through it (leadership) I'm able to grow as a person."

'A woman can be a pastor'

Ellen Yenne's transition into a leadership role is just as complex. She, however, began her life as a Catholic.

A lot has changed since then.

At seven years old, Yenne and her mother left behind their rosaries and outdated notions of gender and decided to pursue an alternate path — Lutheranism.

The need for this transition stemmed from Yenne and her mother's desire to follow a congregation that supported women in leadership roles.

"It's just so exciting that a woman can be a pastor in the Lutheran Church — I love that," Yenne said. "In the Catholic Church, there is really no place for women to go."

At 16 years old, Yenne said she found her purpose at the Lutheran Church in her hometown, Caldwell, Idaho.

"I just fell in love with the pastor and the community and the whole church family," Yenne said.

Now a first-year student at UI, Yenne said she hopes to pursue a role in leadership within the Evangelical Lutheran Church.

"Everyone is called to be a leader in some sense."

The process is not simple.

In order to do this, Yenne said she must complete the steps to become a Lutheran leader, an experience similar to a college graduate program.

"In the next three or four years, I'll kind of decide whether or not I've been called or whether or not that is right for me," Yenne said. "From there, I hopefully enter a seminary."

Yenne said she hopes to obtain an education in Lutheran Church leadership.

If accepted, Yenne said she will complete three years of schooling and a year-long internship.

Upon seminary graduation, she will discover her calling at a church. This could mean becoming a pastor or joining another program.

However, Yenne will have to wait another three years to

IMAGE LEFT Matthew Morrow hold his Bible at St. Augustine's Catholic Center.

“I just fell in love with the pastor and the community and the whole church family.”

apply and determine her path within the Lutheran Church.

The future is not yet clear for Yenne, but she hopes to pursue a pastoral role.

“I just have to wait and see,” Yenne said. “I don’t want to get too ahead of myself.”

‘A shepherd of the people’

Life was not always easy for Steven Trantham.

Throughout childhood, he faced many hardships within his family. Religion helped him cope.

Trantham, a third-year student, aims to become a teacher — in more ways than one. At 20, Trantham is training to become a pastor.

“Knowing that I had a passion for teaching and kind of realizing that what I did with the church is where I found the most life and it was what I enjoyed the most, it’s like pairing the two together,” Trantham said.

It wasn’t until Trantham came to UI he decided Christianity was something he wanted to fully embrace.

As a first-year student, he joined a youth group on campus and studied the Bible often.

Trantham said he was then introduced to students involved in a local religious organization on campus, Resonate.

“It’s made known to me now how big of an impact it

(Resonate) has had on me and how much it will impact the rest of my life,” Trantham said.

As his involvement at Resonate increased, Trantham said he became more interested in becoming a pastor.

“I’m very people-oriented,” Trantham said. “I just love to talk to people and get to know people, understand how they work and see what they are passionate about.”

He decided a pastoral role suited him best.

A pastor is what Trantham calls ‘the shepherd type’ — someone who walks side-by-side with others during their struggles and triumphs.

“I want to be a shepherd of the people,” he said.

Being a pastor means ensuring people of a congregation are healthy, happy and taken care of. It means being their “spiritual father,” Trantham said.

The pastoral role requires Trantham become a staff member and help oversee other pastors, while integrating innovative techniques to help lead.

The final step, which Trantham has yet to complete, requires the establishment of Resonate on another college campus and leading the plantation of a new church.

Trantham still has many steps to complete before he becomes a pastor but said he is excited for the journey ahead.

“For me, personally, I still have a long way to go in discovering what my pastoral role will look like,” Trantham said. “There’s a lot of things that are up in the air and life could change in any moment.”

In a time when the cultural view of religion is shifting, young students continue to actively pursue leadership roles within the church.

Despite what national statistics might suggest about millennial participation in religion, Trantham, Yenne and Morrow all find passion in each of their churches and continue to strive for leadership and break the religious mold. ■

IMAGE BELOW *Ellen Yenne at the Emmanuel Lutheran Church in Moscow.*



STORY BY Nicole Etchemendy
PHOTOS BY Nicole Etchemendy
DESIGN BY Evan Linn



A PRICE TO PAY

College students share their methods of making quick cash as expenses grow

A worn down jacket might sell for \$15 at a local consignment store. Donating plasma might lend an extra \$50. A used pair of underwear can sell online for up to \$300 dollars.

Each of these money-making strategies can be utilized by college students in need of quick cash.

There are many different ways to earn money as a college student. While some ways might be more favorable than others, each lends a little — or a lot — of money to help push through the school year.

The calculated tuition for an Idaho resident at the University of Idaho is \$21,300. This includes room, board, classes and other daily living expenses, according to UI's website. Anyone working a minimum wage job must work over eight hours every day for a year to pay full tuition.

In 2015, median earnings of bachelor's degree recipients age 25 and older with no advanced degree working full time were \$24,600, or 67 percent higher than those of high school graduates, according to CollegeBoard.org.

“In terms of the cost of going to school and the amount of financial aid that is available, the federal financial aid programs have not kept pace with the attendance costs,” said long-time Financial Aid Office Director Daniel Davenport. “Forty years ago, students were able to work part-time during school or the summer and work would pretty much pay for their schooling.”

Students are placed in situations where making money in new and alternative ways outside of an hourly paying job could make the difference between attending school or dropping out, and these students make the choice to invest in their future, he said.

“There are some people who want that degree so bad that they're willing to just about do anything for it,” Davenport said.



Hand-me-downs

Open for nearly eight years in downtown Moscow, The Storm Cellar offers college students low cost, high-fashion clothing, and pays for used clothing.

“It’s a big return for people’s stuff, compared to the amount of work you put into it,” said Austin Storm, owner of The Storm Cellar

The Storm Cellar pays its consigners 50 percent of what the item sells for. The store currently has 4,000 active consignors and has had over 9,000 during eight years in operation.

“It’s hard to make good money in this state, at this age and on a college campus and have good hours.”

Along with cutting costs, Storm said the store aims to mitigate textile waste.

“So much of landfill waste is textile waste, so the longer we can maintain the life cycle, the more we can minimize our environmental impact,” Storm said.

Storm was a college student before opening the business and said he understood the financial struggle many students face.

“The Storm Cellar definitely grew out of college money-making activities,” Storm said.

Roughly two-thirds of The Storm Cellar’s consignors are college students, Storm said.

“I think it really is a good trade-off. College students are busy and it allows them to be in that cycle of buying things at the store and selling them,” Storm said.

In your veins

While some people might sell bundles of clothes, others look to an alternative approach — plasma donation.

According to Green Cross America’s website, plasma is commonly used to help with immune system deficiencies, burn victims, liver conditions or bleeding conditions, among other uses.

The closest plasma donation center for college students on the Palouse is the GCAM Center in Pullman. Once eligible to donate, this facility offers a varying amount of payment depending on the number of donations, GCAM Manager Jim Taylor said.

“Once they donate the first time here they get \$50, for their second donation they get \$75,” Taylor said. “After that, if you donate twice in a week, you get \$25 for the first donation and \$40 for the second.”

The payment people receive has increased over time, Taylor said.

“The price we pay people has gone up, because it has to, with the cost of living and different things,” Taylor said.

Roughly 60 percent of the facility’s donors are college

IMAGE LEFT *A student prepares clothes for consignment.*



IMAGE LEFT A man donates plasma at the GCAM Plasma Center in Pullman.
IMAGE RIGHT A woman sends underwear to a client.

students, Taylor said. Based on a survey taken last year at the GCAM facility, a larger amount of second and third-year students donate than first-years students. Taylor said he thinks this may be due to a decline in financial support for older students.

“I believe this might be because of their parents pulling away and giving them more financial independence,” Taylor said.

No matter their financial background, plasma donation has become a popular money-making method among students.

Camron Purdum, a Moscow community member, searched for ways to pay for college and stumbled upon plasma donation.

After taking time off from UI, Purdum said plasma donation became the best choice because he felt he was helping others.

“A lot of college students, and myself for instance, are in a tight financial spot and I would have almost done anything for extra money to continue college,” Purdum said.

Purdum said he is currently taking time off to handle personal matters, as well as students loans.

“No one should look at these ways of making money as a bad thing because they are there for you to use at your disposal, just as everything else is,” Purdum said. “I encourage people if they are in a stressful situation to look into it and decide if it is the best bet for them.”

Panties for profit

With a growing online sales world, students are now

able to make money in ways they might not even imagine.

Websites exist that allow people to sell used underwear from their home to people around the world and make a profit.

“My friends and I were talking about how we really wanted to study abroad in Europe, but in the meantime I didn’t have a job and I had been applying but no one was hiring,” Jane said. “I really needed to make some money, like a lot of it, as quickly as I could.”

Pantydeal.com is not new to Jane and her friends.

“We were sitting there joking about it, but we all kind of gave each other the look like, ‘we would actually do that,’” Jane said.

Some of the requests made on the websites can be disturbing, Jane said, but buyers offer large cash compensation for underwear worn for a week, underwear worn in specific locations or underwear with bodily fluids.

“There was one guy on there that literally said that he would ‘pay big bucks,’” Jane said.

Although Jane did not follow through with making sales through the website, the consideration shows the situation she was placed in to have contemplated the option.

“It’s hard to make good money in this state, at this age and on a college campus and have good hours,” Jane said.

As college education becomes a requirement for finding a career and living comfortably, some extraneous financial decisions are made.

From something as minor as consigning an old jacket to donating plasma, college students have found ways beyond an hourly job to make money to sustain their lifestyle. ■

Editor’s Note: At her request, Blot used Jane as a pseudonym, to protect the subject’s identity.



A forever home

Horses in need of sanctuary find a home with Orphan Acres

STORY BY Claire McKeown
PHOTOS BY Leslie Kiebert
DESIGN BY Lindsay Trombly

Off Palouse backroads and wedged between rolling hills hides Orphan Acres, a rescue and rehabilitation center and home to 83 horses.

Thoroughbreds, Appaloosas, Mustangs, Arabians, Stallions — the list is as long as their stories. Brent Glover founded Orphan Acres in 1975, making this 43-year-old ranch one of the oldest horse sanctuaries in the country.

Glover had no plans for this lifestyle. The operation was self-generated by surrounding locals leaning on his animal expertise and bottomless generosity. Word carried, and suddenly he was a half-way house for horses. The makeshift operation quickly earned a name for itself.

“If someone needed someone to take care of their horse, they would say ‘Oh yeah, Brent will help you,’” Glover said. “I’ve got a big love for animals.”

Glover’s childhood consisted of lions, tigers and bears. His neighbors raised exotic animals, and Glover acted as a caretaker. Comparatively, caring for horses is simple.

As an adult, Glover worked at Ponderosa Ranch, a western-themed amusement park where the 1960s TV show “Bonanza” was filmed. It was there he gained his experience and discovered a love for horses.

Orphan Acres focuses on rehabilitation, rescue and sanctuary. Many of the horses brought in were neglected, abused or overworked, Glover said. Some owners did not have the means or resources to care for them anymore.

Glover said horses are hopefully readopted, but others — like stallions — can’t be relocated, making Orphan Acres their forever-home. Glover has care for approximately 4,600 horses through Orphan Acres since its opening, he said.

“People tell me I’m nuts. I’m crazy. Get rid of all these old horses. Get stuff you can rehabilitate and sell. But that’s not what a sanctuary is,” Glover said. “That defeats the purpose of giving these guys, you know, some place to let them live out their lives in dignity.”

Horse slaughter has been illegal in the U.S. since 2007, but it is still prevalent across borders. Between 2012 and 2016, approximately 137,000 American horses were exported to Mexico and Canada for human and animal consumption, according to the American Society for the Prevention of Cruelty to Animals.

Transport conditions are brutal. Horses travel up to 24 hours with no food or water and arrive at slaughterhouses that use cattle herding methods inconsiderate to a horse’s inherently skittish nature, Forbes Magazine reports.

Euthanasia is the less inhumane alternative.

“Orphan Acres gives me a purpose. I can give back — but the horses ... they return the love that you give them.”

However, it renders a horse carcass toxic. This is why overuse of euthanasia is avoided to prevent chemical contamination in landfills, according to the American Veterinary Medical Association.

Horse sanctuaries provide a third alternative for unwanted horses like Orphan Acres' Quinn, a dark-coated racehorse and 18-hand-tall gentle giant whose knees blew out on the tracks. Or Buck, an old packhorse who developed arthritis serving the U.S. Forest Service on rigid mountainsides. Or horses like Gracie.

Her affectionate nature and spunky ex-racing name, Cha-Cha Baby, juxtapose her dark past. Glover said the 14-year-old thoroughbred endured extreme animal neglect by her past owner.

Glover said the previous owner abandoned Gracie in a small cattle trailer alongside two anxious stallions. The claustrophobic confinement forced her into the fighting horse's crossfire. She suffered injuries that scarred her body for life.

With no food and no water, Glover said it is unknown exactly how long the starving horses were left alone.

With herd-bound anxiety and a distrustful demeanor, Glover said Gracie's psyche was broken when she arrived at Orphan Acres. She was alone, Glover said.

“They said she needed a human,” Alena Perriguy said. “You know how most girls say they need a horse? Well, Gracie needed a human, and I thought that was the first indication she was perfect.”

Perriguy is a Moscow native and first-year student at the University of Idaho. She has been volunteering at Orphan Acres weekly since 2013. Her volunteer work is one of the reasons she decided to attend college in Moscow.

During Perriguy's senior year of high school, she chose to raise and train Gracie for an extended learning internship.

In time, Gracie's relationship with

Perriguy built up her confidence again, alleviating her anxiety.

She now loves engaging with people, is rideable and has the potential for adoption.

“She's more experienced and exposed to the world now,” Perriguy said. “She's gained trust.”

The way to Gracie's heart is like any female, Perriguy said — food and attention.

“We're both foodies, and I think that might be why we're perfect together,” Perriguy said. “If you want her to be your best friend, just pull out a carrot.”

Volunteers like Perriguy are the backbone of Orphan Acres, a nonprofit establishment that depends on Glover's undivided attention, donations and outside help.

“I really truly believe that,” Perriguy said. “It's so rewarding. I know that sounds cheesy. But its cheesy because it's true.”

Volunteers can socialize with the horses by grooming, handling and feeding them treats like carrots, apples, oats and grains. Chores like stall cleaning, grain moving and construction hauling must all be completed daily.

“The work we do has to have some sort of benefit for the horses.”

Perriguy said the more time spent at Orphan Acres, the more experience and freedom volunteers have.

Few horses are adequate for riding because of age, physical wear and lack of training. Perriguy and other consistent volunteers train horses, like Gracie, to aid in their possible adoption.

“We do ride very occasionally, but it's not for leisure purposes. It has to be productive, you know?” Perriguy said. “We're not a riding facility. We're a horse sanctuary. The work we do has to have some sort of benefit for the horses.”

A 2014 study by Washington State University found adolescents who handle horses experience dramatically reduced stress hormones. It can also help people with psychological or physical trauma, self-esteem problems and depression.

“I know it's me helping them, but they're helping me,” Glover said. “They keep me sane.” ■

IMAGE LEFT Gracie, a former show horse.
IMAGE RIGHT Buggy, a miniature pony.



STORY BY *Tess Fox*
PHOTOS BY *Tess Fox*
DESIGN BY *Tess Fox*

‘Everyone has to live somewhere’

The sudden closure of Whitepine Property Management highlights larger issues for UI students

Alen Korjenic and three friends signed a lease with Whitepine Property Management in 2016 — despite their misgivings.

“They (my friends) just said it (Whitepine) wasn’t great,” he said. “I didn’t know it was going to be this bad.”

Upon move-in, the University of Idaho fourth-year student could tell the house hadn’t been cleaned recently.

“It wasn’t very clean when we moved in. It kind of looked like trash,” he said.

The heat didn’t work, except for in the main floor bathroom. The washer and dryer broke down constantly. The only appliances that worked regularly at 614 S. Washington St. were the stove, refrigerator and microwave.

These problems were just the beginning for Korjenic, a first-time renter. After months of poor customer service, his lessor disappeared.

Whitepine Property Management — one of the largest property management companies

in Moscow — vacated its office and closed for business without notice during summer 2017. Tenants, many of whom were UI students, began calling the City of Moscow and the UI Dean of Students Office with concerns.

“Throughout the utility billing department, we also got notice that there were some accounts that were delinquent. They were all belonging to it (Whitepine),” said Jen Pfiffner, Moscow assistant city supervisor.

Security deposits for properties were not returned. Renters in existing leases with Whitepine did not know who managed their property. Those who had not yet moved in, but paid a deposit, did not know if they had a place to live.

Property owners — who paid Whitepine to manage the lease, payment and maintenance — had not received rent payments for several months. City-issued utility bills in excess of \$200,000 were left unpaid.



‘Something just wasn’t fitting’

Korjenic received three or four eviction notices during his 12-month rental period with Whitepine.

The first two notices were an accident. Korjenic said the company failed to check the dropbox located near the front door of the office.

“We had our rent in on time,” he said. “It was common to use that as empty threat. It seemed odd.”

The roommates received eviction notices when they paid rent late, but nothing ever happened.

In their second month of the lease, Korjenic and his housemates started receiving alarmingly high water bills, which appeared to be the result of poor maintenance — or none at all.

“Like a few thousand dollars, so that was obviously weird,” he said. “They (Whitepine employees) were really nice and caring and sympathetic towards our situation and it just made it seem like something was going to happen. It felt like things were getting done.”

Then, they tried to schedule repairs. It took about two weeks before they heard their repairman knock on the door.

Another exorbitant water bill arrived.

“He (Whitepine’s repairman) clearly didn’t fix anything,” he said. “At that point we realized something just wasn’t fitting.”

The city utility department showed Korjenic’s roommates the property’s typical water bill, which was significantly lower than the bills they received.

Korjenic said a city employee told the roommates not to pay the bills until Whitepine found a solution. Time drug on, until one of the housemates’ family members, who are lawyers, recommended they stop paying rent.

“They said to stop paying rent until they (Whitepine) sat down and got a spreadsheet open and did some calculations and actually gave us the numbers of what we should be responsible for as far as water usage,” Korjenic said.

Those calculations never happened. Then, Whitepine closed.

“At this point I think I can gauge the situation a little better,” he said. “It was learning experience, I wouldn’t trade it for anything, even though we got hosed.”

Korjenic and his roommates lost their \$1,525 deposit and never paid their water bills. They weren’t the only Whitepine tenants to lose their money.

Criminal issues

When tenants do not receive their security deposit back, they can file in civil court. As the number of tenants who lost money grew, it was clear there was something else happening.

“There’s a lot of information that shows it (the case) goes back multiple months. We certainly feel there’s criminal issues going on here,” said Darren Gilbertson, an Idaho State Police (ISP) detective.

Gilbertson said the company was managing well over 100 properties when it disappeared.

Originally, the Moscow Police Department (MPD) was handling the case. MPD found Whitepine owed the city over \$200,000 in utility bills. They then handed the case over to ISP in July to avoid a conflict of interest.

While the investigation moves forward, only limited details have been made public.

In late October, documents from the business were located in a house near the former Whitepine office in Moscow. Five boxes labeled Whitepine and two garbage bags full of documents were found in a storage room of the house. MPD seized the documents and gave the materials to ISP.

“Food and shelter is always at the top of everyone’s (needs) and this throws that into sharp focus.”

A forensic accountant is working through records from financial institutions for evidence of a crime. After the investigation is over, ISP will work with the Latah County prosecutor’s office to determine what — if any — charges can be filed.

“Unfortunately with these cases, they do take a lot of time because of the sheer amount of data we have to go through,” Gilbertson said.

If prosecutors do not elect to file criminal charges, people can file civil suits against the owners of Whitepine.

This incident highlights a larger problem with college students transitioning from on-campus to off-campus housing. Despite knowing the negative reputation of some property management companies, many students are still forced to work with these companies.

“Because we’re in Moscow and it’s such a small community, housing is such a shortage and limitation for students. It exacerbated the crisis,” said Blaine Eckles, UI Dean of Students. “Food and shelter is always at the top of everyone’s (needs) and this throws that into sharp focus.”

Jessica Monroe, another UI student who rented from Whitepine, lost her security deposit amid the chaos. She rented with Whitepine despite the poor reputation because the company managed a house close to campus.

“Everyone has to live somewhere,” she said.



Like new

Whitepine is a new iteration of an old company, University City Property Management. According to Idaho state business records, University City was registered as an LLC in the state of Idaho in 2009. The owner, Michael Osterholtz, retired in January 2016 and sold the business to Braxton Kirwan. Kirwan retained the accounts and clients with a new company called Whitepine Property Management, registered as an LLC in January 2016. The company was periodically called White Pine on leases, despite being registered as Whitepine.

University City and Whitepine followed similar practices — hidden fees in leases, ignored maintenance requests and exorbitant charges for damage done by lack of maintenance.

University City Property Management had 70 reviews and a 1.4 star rating on Google. Only two reviews are five-star testimonials.

All 27 Google reviews for Whitepine rate the company with just one star. Similar to issues reported in University City's Google reviews, Whitepine reviewers complained of delayed maintenance and hidden fees.

Reviewers described moving into their units and finding them still dirty from the last tenant. Some didn't have hot water for the washing machine. Outlets didn't work. One roof leaked. Raw sewage backed up for days before being fixed. Some reviewers were left outside a rental property, waiting for a showing, and no one from either company made the appointment.

Attorney Ron Landeck, who reviewed a Whitepine lease obtained by Blot, said the lease was riddled with vague language.

"I've never seen a lease that has this kind of detail that is so tenant unfriendly," he said.

The most problematic aspect was Whitepine's policies

regarding security deposits, Landeck said. According to Idaho state law, security deposits must be held in a separate account. The deposits must not be touched until termination of the lease.

The lease Landeck analyzed was riddled with fees. According to the document, the fees could be paid by the tenant or, "at (landlord's) option, such fee may be withheld from the Resident's security deposit."

Landeck said this statement could create trouble.

"I don't know if it means they can take (money) out (of the deposit), or if they wait until the end of the term," he said. "This to me, says the landlord can apply the security deposit to past due rent. They've created their own standard in violation of the unlawful detainer provision regarding security deposits, so they can just take that payment. It's not there for that purpose."

Landeck said there is no enforcement outlined in the statute, making holding parties accountable difficult. Deducting fees

"If you don't like what's in that lease agreement, don't sign it."

from a deposit during a lease would violate that statute, he said.

In an interview with The Argonaut in 2013, Osterholz said his job as a landlord is to hold tenants accountable.

"Our lease is not set up to be complicated ... we set it up to cover everything," he said.

According to a press release, Osterholz was recently hired as the business manager for the College of Engineering, Science and Math at the University of Wisconsin-Platteville. Public records indicate he is involved with another property management company in Platteville.

TIMELINE OF EVENTS

JUNE 2009

University City Property Management is registered as a limited liability company with the state of Idaho in 2009 by Michael Osterholz.

JANUARY 2016

University City is sold to Braxton Kirwan, who transferred the existing leases to Whitepine Property Management LLC. Osterholz kept 60 percent ownership of Whitepine.

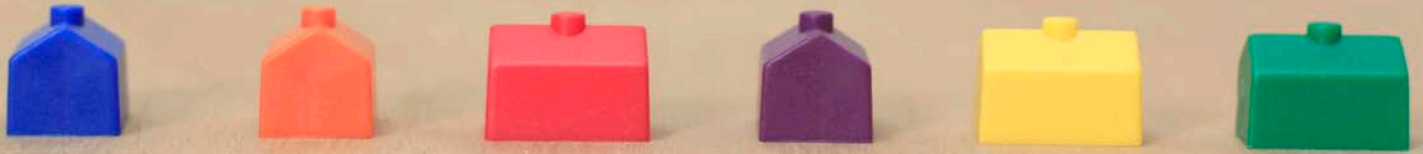
Kirwan, the 40 percent owner, is listed as the governor and registered agent of Whitepine on the LLC filings with the state of Idaho.

APRIL 2016

Kirwan received a letter from Osterholz stating he found a bookkeeping error in the University City accounts and was quitting Whitepine. Kirwan said Osterholz handled the bookkeeping.

In an email to the Moscow-Pullman Daily News, Kirwan said he opened the bank accounts and found the security deposit account empty.

University City filed an annual report.



Multiple attempts to reach Osterholz and Kirwan were unsuccessful. Former employee Cassie Morigaki Picciotti declined to comment.

An issue of knowledge

Staff liaison for Moscow's Fair and Affordable Housing Commission (FAHC), Ryan Cash said students are stuck in a cycle.

"It's not necessarily that everyone's being defrauded in the community, it's essentially a matter of ignorance," he said. "Because of the transient population we have coming from the university, we have people who aren't aware, who are first-time renters, so (rental companies) have this endless pool to take advantage of."

The FAHC has no way of addressing the issues that arose in the closure of Whitepine. The commission does attempt to combat the problem of knowledge through renters rights workshops, aimed at first-time renters and home buyers.

ASUI Sen. Hannah Spear is working with the FAHC to better market the workshops to students. Spear said workshops are being planned for March and April to target students looking for summer housing. The workshop will cover tenant and landlord responsibilities, and what happens when roommates leave a lease or there is damage to an apartment.

UI does not provide resources for students on its website, beyond a list of rental companies in Moscow. Eckles said this is not UI's responsibility.

"Our job is to help develop students to be informed consumers and help them understand they're entering into a legal agreement. Students have to take responsibility for doing that," he said. "If you don't like what's in that lease agreement, don't sign it."

Eckles said he worked at a previous institution where the general counsel would provide a clinic about common pitfalls in leases.

"(This situation) has me thinking, 'I should get that going here,'" he said.

A balancing act

There are two kinds of property management companies. Some companies act as a third party between the property owner and the tenant and typically handle deposits, rent payments and maintenance. Other companies and individuals manage properties they own. Idaho does not regulate any of these transactions or business dealings.

Merida McClanahan works as a property manager for Team Idaho Realty, which operates an office in Colfax as well, called Team Washington. Because the business operates in two states with different laws, McClanahan said Team Idaho follows Washington state law.

A property manager operating in Washington must work with a licensed broker. Brokers must keep prepaid rent and security deposits in a separate escrow account from fees and rent payments.

Keeping things separate, McClanahan said, ensures nothing slips through the cracks.

"Ultimately, the broker is the one that's responsible (for the money), their license hangs in the balance," she said. "It offers that policing action we're all looking for. We're past the time where Idaho can be the wild, wild west when we're looking at property management services."

Sean Wilson, a broker with Latah Realty, agreed with McClanahan. Latah Realty is not a property management company, but Wilson said he is tired of watching property

JUNE 2016

Whitepine was evicted from its office space due to nonpayment of rent, according to the Daily News.

JULY 2016

The city of Moscow started receiving calls from tenants and property owners unable to reach Whitepine.

SEPTEMBER 2017

University City was dissolved by the state of Idaho.

JANUARY 2018

Whitepine's annual report was due.

management companies close unexpectedly.

“It gives our community a black eye,” Wilson said. “I have rental properties I privately manage, and one day I want to be able to retire and know I’m not getting ripped off.”

Wilson said definitions in Idaho’s regulations need some fine-tuning.

“What is a property management company? If I manage two properties for my neighbor, who’s a retired guy, am I a property manager? I don’t know,” he said. “If I had 100 units of rental property and I own them, do I fall into that definition?”

So, Wilson called his legislator.

Rep. Caroline Nilsson Troy, Republican from Genesee, introduced legislation this session that would require property managers who work with property owners to keep deposits in separate trust accounts. As of press time, Troy’s bill had been approved for print.

“I’ve never seen a lease that has this kind of detail that is so tenant unfriendly.”

This would only affect property management companies who manage properties they do not own as a third-party entity.

“You can’t stop people from behaving badly but this is a start,” she said. “We’re trying to start with some options that aren’t hard for people to manage. You have to start somewhere.”

Troy said she worked with third-party and private property managers and realtors in Moscow and Lewiston to ensure the bill would be effective.

“We’ve had issues in Moscow, significant issues over the last ten years,” she said. “Whitepine was the third one, but not everyone is having the same kind of issues we are, so we have to explain the importance of this to everyone in Boise.”

McClanahan said it is difficult to balance the regulation and effects on markets of different sizes with state-level laws.

“(Moscow is) such a small community. There’s a limited number of properties that require property management services. Some of the more metropolitan markets are very different,” she said. “It’s a tall order.”

Wilson acknowledged Idaho’s tradition of limited government oversight, but said this is a circumstance where people could benefit.

“There’s a place for government to do things for people that they cannot do themselves and this is one of those cases,” he said. “Most states have oversight over real estate brokers and property management. They are done under the same umbrella. To me, it seems like there’s a mechanism already there that wouldn’t be a far reach to add one more component to it.” ■



ROLLING ON THE RIVER



STORY BY Meredith Spelbring
PHOTOS BY Joleen Evans
ILLUSTRATION BY Chelsey Flores
DESIGN BY Abigail Johnston

THE PALOUSE RIVER ROLLERS BRING A LITTLE-KNOWN SPORT TO THE AREA

At first glance, Gladish Community and Cultural Center in Pullman is an old, brick building meant for quaint community meetings and children's birthday parties.

To the Palouse River Rollers, it is home.

The lingering odor of sweat, dust and stagnant air looms throughout the center's gym. But, as soon as the wood floor begins to rumble, female skaters rush by and brush it all away.

The women of roller derby move smoothly across the blistered, rugged wood floor, making it look as if they were born with skates.

There are many aspects of roller derby that stay behind the scenes — the parts Hollywood depictions do not show. Bruises. Burning thighs. Unforgiving skates.

Anahi Espindola, also known as Victoria

Amazonica of the Palouse River Rollers, said there is more to the sport than people often know.

"I think people usually consider this, 'Oh, women hitting each other and bouncing,' but I think it is way more interesting than that," she said.

As someone who has dedicated her life to the craft of roller derby, Espindola knows just how different skating is from films.

Many athletes are trained to move with natural speed. Athletes must move in a way that feels comfortable and natural to their own body. Roller derby is not one of those sports.

Derby athletes must travel at rapid speeds on wheels. Trainings and practices involve learning techniques and how to be comfortable in situations that don't feel normal to the body.

IMAGE ABOVE Rebel Rainbow and Vector practice Feb. 4 at the Gladish Community Center in Pullman.



“I THINK PEOPLE USUALLY CONSIDER THIS, ‘OH WOMEN HITTING EACH OTHER AND BOUNCING,’ BUT I THINK IT IS WAY MORE INTERESTING THAN THAT.”

While the movements may feel unnatural, roller derby is a community built around accepting everyone, including those that may not feel like they have a place outside of the track, Espindola said.

Some sports carry stereotypes, where in roller derby, these assumptions do not apply.

“There are all these restrictions and then you can’t do it even though you really want to,” Espindola said. “I feel that in derby, you can be whatever you want.”

Not only are different body types accepted, they are encouraged.

“Having a very diverse team in terms of body shapes

and sizes and styles of skating is better than having a very homogeneous team,” Espindola said. “Having people that move in different ways (makes) it more challenging for other teams to adapt.”

This open and welcoming mindset is not limited to body acceptance, but an overall acceptance of the individuals.

“This team is one where they try to remind you that your identity is that you are important and they try to help you live into that,” Jordan Vivier, also known as MugShot, said.

Family is a common term many athletes use when describing their team, but at Palouse River Rollers, family is what defines the team.

“This is my family,” Rachel Olsson said. “I love the competitive nature of the sport. This team is so supportive.”

Olsson, known as Rumble Bee in the rink, said the support from her roller derby family was exactly what she needed when she started over two years ago.

As a University of Idaho graduate student new to the area, she said she had no friends or family around and put most of her time into work.

“It was definitely one of the lower points in my life,” Olsson said. “I wasn’t sure if I was going to make it through the semester because I had taken on too much and the one thing I allowed myself to do for myself was come to practice ... it was the one place in my week that I knew I was going to be well-respected and well-

IMAGE ABOVE Vector and *z* Machine run through drills during practice Feb. 4 at Gladish Community Center in Pullman.

**“FROM DAY ONE,
YOU ARE PART OF
THE TEAM.”**



cared for, and that no matter what I did people were happy I was here.”

Each part of the team is focused on embracing the individual, down to team member’s derby names, which the athletes chose for themselves.

“They (derby names) are also kind of related to this idea of a very open community that is kind of ready to accept you and follow what you feel about yourself as much as they can,” Espindola said. “It’s like if you come and you tell me your name is Butter Knife, I’m like, ‘Sure, I’m going to call you knife, and that will be your name now,’ and that is totally fine.”

When the league was founded four years ago, only 20 women were involved. Now, as many as 60 participate, Espindola said.

“Roller derby is one of the fastest growing

sports in the world right now, so it is an exciting time to be playing,” she said.

The sport only continues to grow in popularity, on the Palouse and throughout the country. It is not just the sport that draws but the fact that it spans beyond a sport, Olsson said.

Olsson said she never skated before joining the league, but took to the sport immediately.

“From day one, you are part of the team. You don’t have to earn a place in the league, you just have to show up,” she said.

In the end, the league is an extension of family with athletics on the side.

“It is really just a safe place to come,” Olsson said. “We are all here to work hard and play hard and love hard.”■





A CHANGING LANDSCAPE

Palouse farmers utilize UI resources to mitigate the effects of climate change

STORY BY Hailey Stewart
ILLUSTRATIONS BY Cadence Moffitt
DESIGN BY Britani Phelps

In 1901, when Eric Odberg's great-great-grandfather settled in Genesee, Idaho, he could look out his window and find rolling hills saturated with rich soil as far as his eye could see.

The Palouse was only sparsely populated then, dotted with small, budding family farms.

Now, when Odberg looks out the window of his Genesee home, he sees those same rolling hills, abundant with wheat fields and science.

Since taking over the family farm in 1993, Odberg said he has had to shift his farming practices and integrate new technologies to accommodate the changing landscape and climate of the Palouse.

"I learned from my father, he learned from his and so on," Odberg said.

Odberg Farms Inc. now belongs to a distinguished set of Century Farms — farms owned by a single family for more than 100 years.

To ensure the winter wheat and legume-producing farm thrives for another 100 years, and for his three children, Odberg looked to UI, specifically UI's Regional Approaches to Climate Change project (REACCH).

The Pacific Northwest is one of the most vital, yet threatened farming regions in the U.S. due to climate change, according to the American Farmland Trust.

While more climate change research is being conducted on the Western side of the Pacific Northwest, the REACCH project aimed to bring similar research inland.

In 2009, the U.S. Department of Agriculture (USDA) put out a call for universities across the country to research agriculture and climate change. Students and faculty at UI were among the first to answer that call.

As a result, the REACCH project was developed by 2011, and received \$20 million in grants from the USDA. In collaboration with Oregon State University, Washington State University and the USDA Agricultural Research Service, the UI-led project hosted a robust team of nearly 78 scientists, staff and students.

Sanford Eigenbrode, REACCH project director and UI professor, said the USDA encouraged interdisciplinary-based projects and prompted three topics involving agriculture and climate change: corn production, tree growth and wheat harvests.

"We went all in on the wheat — obviously," Eigenbrode said.

The grant money was divided between the four

“We have seen warming temperatures warm 2 degrees Fahrenheit over the past century. It doesn't seem like much, but to a farmer it makes a world of a difference.”

institutions and paid for the work of 30 scientific investigators to begin the research. With a robust and lengthy list of project candidates in the areas of agricultural economics, soil sciences, entomology and marketing, the project quickly became more integrated than Eigenbrode ever imagined, he said.

REACCH relied strongly on farms throughout the Pacific Northwest, like Odberg Farms Inc., what researchers called case studies.

"The reason this was all so successful was because of the diversity of knowledge in our team," Eigenbrode said. "That's what put us over the top."

The research, he said, is the culmination of nearly seven years of teamwork.

Even with a long-running program, John Abatzoglou, a UI associate professor of climatology and a REACCH scientist, said it can be difficult to pique interest in climate change when the issue is not entirely visible.

"We have seen warming temperatures warm 2 degrees Fahrenheit over the past century," Abatzoglou said. "It doesn't seem like much, but to a farmer it makes a world of a difference."

Abatzoglou noticed a longer, warmer growing season for several years now. Although that may seem like a positive predicament for farmers, he said the long-term effects of this continued warming could have major consequences for the Palouse.

To more thoroughly investigate those possible consequences, a large portion of the REACCH project provided outreach programming to current and future farmers, Eigenbrode said.

Longtime family-owned farms, like Odberg Farms, were often the lab sites of the program — a part of the research that quickly became soil scientist Jodi Johnson-Maynard's favorite aspect of the project.

“These programs are expensive and hard to get just right, but we are getting close.”

Maynard said even though scientists and some Palouse farmers do not always see eye-to-eye on the specifics of climate change, the end result is always the same — finding long-term sustainability.

“These farmers need the science,” Eigenbrode said. “But sometimes, they are fearful certain policies will be made that require them to do certain things on their farm — that’s never an easy sell.”

While researchers most often look at climate change in 50-year increments, Abatzoglou said many farmers look to the future as well, but only in about two-year spans.

The culture of Palouse farmers willing to acknowledge their part in mitigating and adapting to climate change, Eigenbrode said, differs from other parts of the country.

“It’s a conservative and historical area,” Eigenbrode said. “No one wants to mess with that.”

Abatzoglou said assessing the future damage of climate change is never easy, and the decisions farmers must make in the face of climate change are even more difficult.

“With climate change, we can do three things: We can do nothing, or we can mitigate the effects and we can learn to adapt,” Abatzoglou said.

Odberg took to mitigation and adaptation. Welcoming the research, he said scientists planted monitoring stations on 12 acres of his farm and analyzed data from the soil to the seeding technique over a five-year period.

The project aided Odberg in “weatherproofing” his farm, helping to build soil that could survive extreme weather events.

“These extremes are going to continue,” Odberg said. “This is the new normal for the Palouse.”

Farmers, Maynard said, know their own farming systems and the climate intimately. But that can be difficult with rapidly changing weather patterns.

“We have a lot of common ground, so we look at that common ground,” Maynard said. “We know where our interests and concerns overlap, and that’s when we run with it.”

The idea of climate change can vary from farmer to scientist, Maynard said, but both farmers and scientists look to produce the most competitive, sustainable farming processes.

With the REACCH project’s recent February end date, Eigenbrode and his team looks to tie up loose ends, even though “the research could go on forever,” he said.

The USDA originally commissioned the university for a five-year project period, but it was extended when a large portion of the \$20 million was left unused.

“These programs are expensive and hard to get just right, but we are getting close.”

Although the REACCH program ended in February, Eigenbrode said the research will live on through the Landscapes in Transition project.

Headed by Maynard, the project received \$3.5 million in funding from the USDA and will act as an extension of the REACCH program.

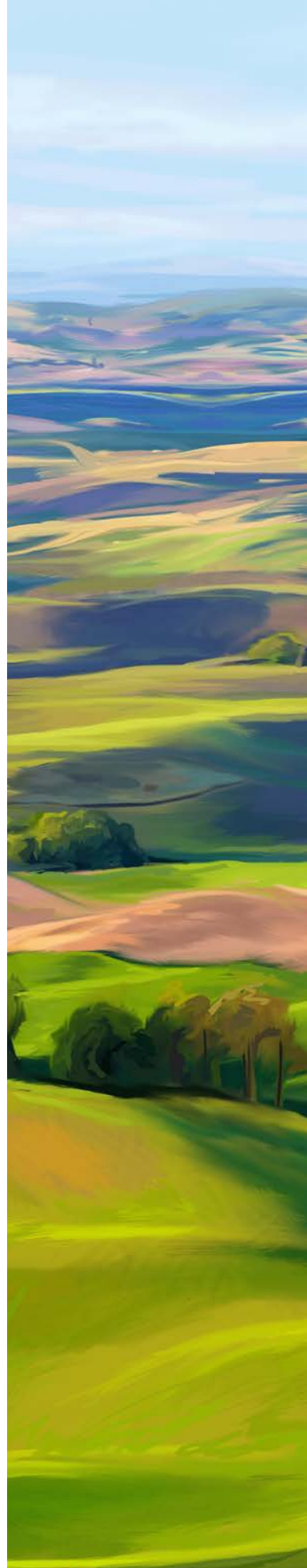
However, the interdisciplinary team members on the Landscapes in Transition project, Maynard said, still have many unanswered questions to ask over the next four years.

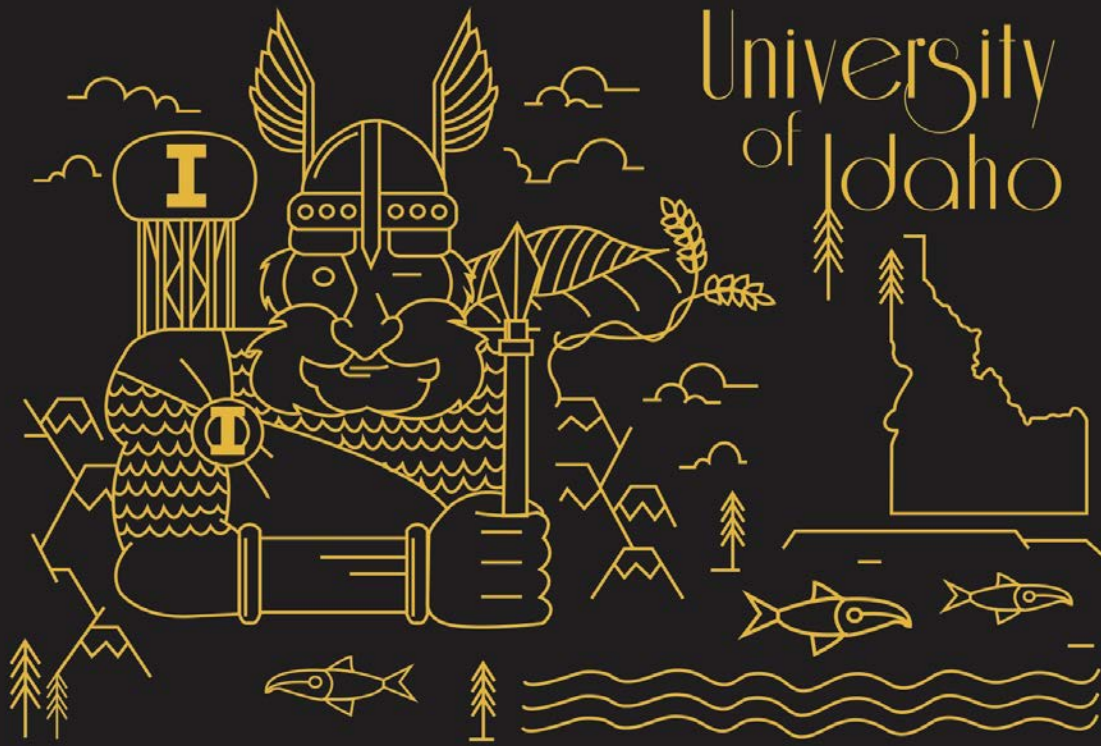
“The new project really set out a firm foundation from the REACCH project — we found a lot of good data and have a good understanding of where to move onto now,” Maynard said.

“With climate change, we can do three things: We can do nothing, or we can mitigate the effects and we can learn to adapt.”

The distribution of extremely wet soil will be the priority of farmers and scientists for the duration of the Landscapes in Transition project. Scientists on the project will focus on finding sustainable solutions for utilizing the wet soil from year-to-year.

“We need to really start thinking about how we manage our agricultural systems, so we are going with a very holistic approach on this project,” Maynard said. “We will know what works best for everyone when that solution is environmentally and economically sustainable.” ■





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