

By TOM WITOSKY
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Dan Stanbrough promises to fight the action.

Two companies owned by developer Dan Stanbrough have defaulted on \$15 million in loans, resulting in the lender filing for foreclosure on the

Bank, in its effort to obtain ownership and sale of the properties. "I haven't had an Iowa bank do this to me in 30 years of doing business here," Stanbrough said. "This is a national bank that is getting whacked around

and developer... ties and minority owner of the Iowa Barnstormers arena football team. Lawyers for Regions Bank filed for foreclosure and sale of the Keck
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• Midland Office Building, 206 Sixth Ave.
• Partnership Building, formerly known as Locust Mall, 700 Locust St.
• Clear Channel Building, 2141 Grand Ave.

Aviva Investors acquires Kentucky company

The Des Moines firm adds U.S. equities to its areas of financial expertise.

By KAREN MRACEK
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Aviva Investors announced Tuesday the purchase of a Kentucky asset management company, which gives the company access to equity investment expertise and strong institutional relationships in the United States, officials say.

River Road Asset Management, in Louisville, Ky., had approximately \$3.6 billion in assets under management as of Nov. 30. It will become part of Aviva Investors North America, which is headquartered in Des Moines. Aviva Investors North America has approximately \$46 billion under management.

Greg Boal, chief executive of Aviva Investors North America, says the deal "fulfills Aviva Investors' strategic objective to add U.S. equities to our long-standing fixed-income expertise in North America."

Aviva Investors North America — which also has offices in New York, Chicago, Manhattan Beach, Calif., and Toronto — offers institutional asset management for insurance companies, public pension funds, foundations and endowments, family offices and other institutional clients.

The deal — the terms of which were not disclosed — is expected to be completed by the end of the first quarter.

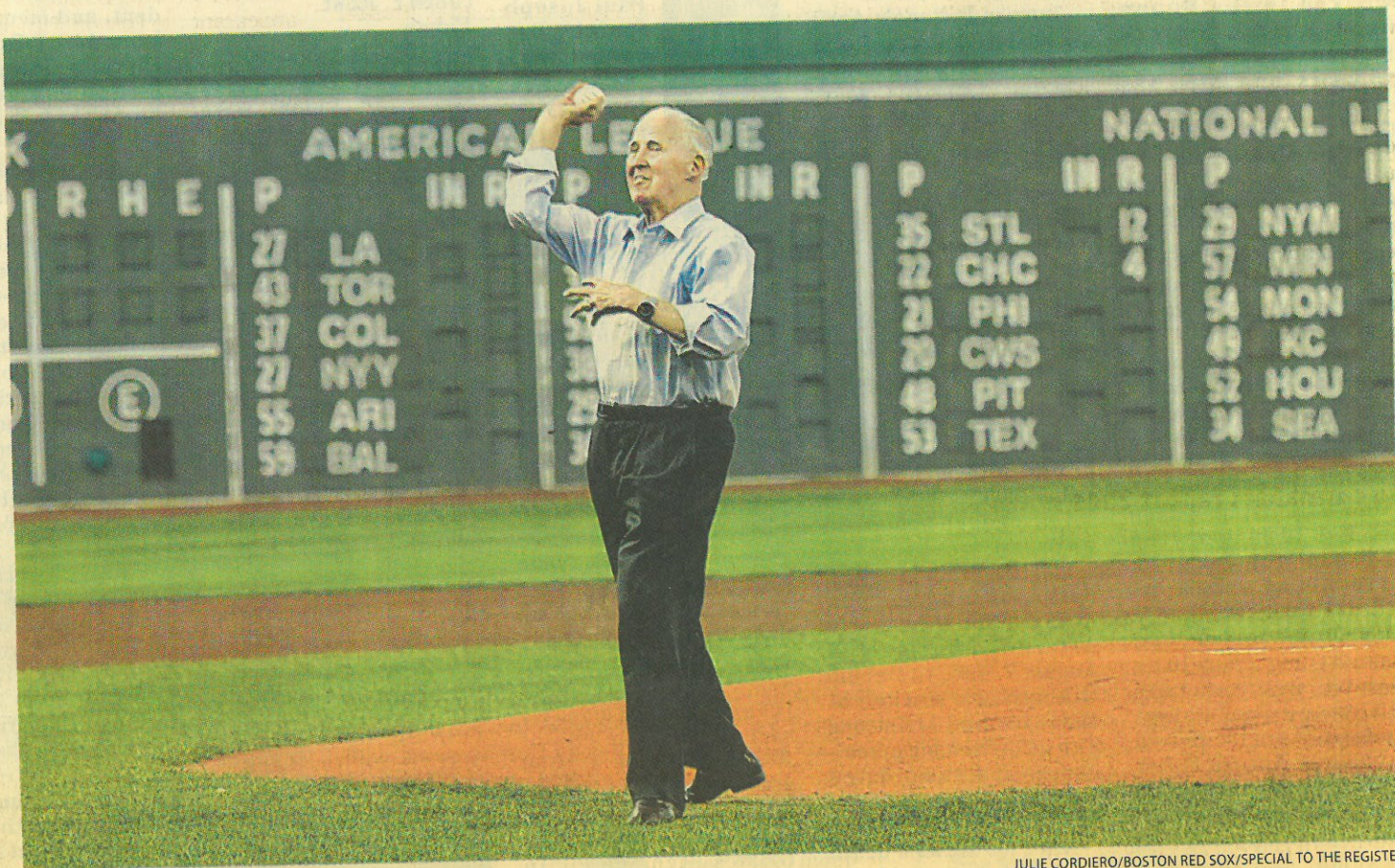
"In River Road, we have found a top-quality equity management business with an impressive track record," Alain Dromer, global chief executive of Aviva Investors, said in a statement. "It has an experienced management team, a strong customer focus and a scalable operating model. River Road will contribute significantly to our plans to increase our third-party institutional business."

River Road will continue to be based in Louisville, and its management team will remain in place.

"We are very excited about the opportunities this transaction presents," James Shircliff, chief executive of River Road, said in the statement. "It will allow Aviva Investors to integrate River Road's equity investment expertise and strong institutional relationships, while allowing River Road to leverage the fixed income capabilities, financial strength and global presence of Aviva Investors."

Shircliff founded River Road in 2005, along with R. Andrew Beck and Henry W. Sanders III. The firm is based upon an "absolute value" investment principal with an objective of providing attractive, sustainable returns over the long-term while minimizing downside portfolio risk, the company said.

Shares of Aviva closed up 33 cents, to \$13.19 a share, on the New York Stock Exchange.



JULIE CORDIERO/BOSTON RED SOX/SPECIAL TO THE REGISTER

This could have been it, Boston fans — the moment at Fenway Park on June 9, 2004, when Norman Borlaug took aim at your dark clouds.



DAVID ELBERT
delbert@dmreg.com

Did the scientist banish the spirit that bedeviled the Red Sox? Hmm ...

World Food Prize founder Norman Borlaug is rarely thought of as a sports hero, but his performance as a high school athlete nearly 80 years ago helped set the stage for a truly mythological feat: lifting "The Curse of the Bambino" from the Boston Red Sox.

Norman Borlaug and five other Iowa athletes and coaches will be featured in a televised special tonight. **Article, Page 7B**

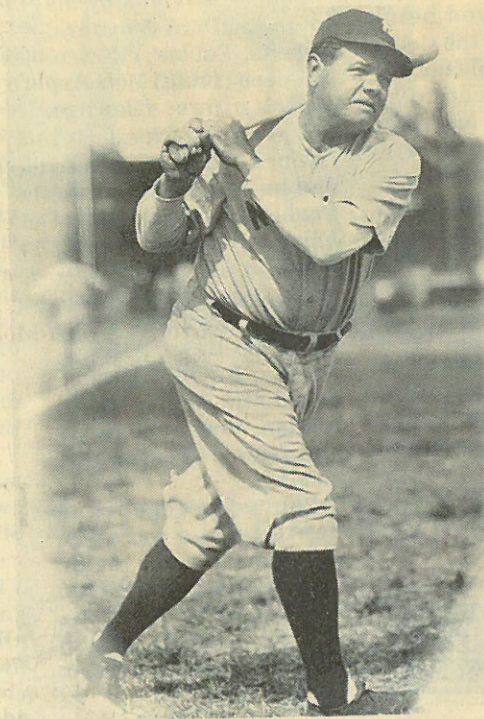
At least that's the story that World Food Prize President Kenneth Quinn tells.

And he should know. He was there.

Borlaug, who died last September at age 95, was a scientist, so I'll present Quinn's case logically, as a series of facts and arguments.

FACT: When Borlaug was grow-

NORMAN BORLAUG and The Curse of the Bambino



REGISTER FILE PHOTO

ing up in rural Iowa during the 1920s, he wanted to play second base for the Chicago Cubs. Later in life during interviews, he would sometimes say that his career was influenced by his high school wrestling coach, Dave Bartelma, who told him: "Do your best, or don't compete."

ARGUMENT: Following Bartelma's advice, Borlaug was able to develop a miracle wheat that dramatically increased crop yields in Latin America, Asia and the Middle East, resulting in his being awarded the Nobel Peace Prize in 1970, which led in turn to the creation of the World Food Prize.

FACT: The Boston Red Sox won the World Series in 1918. Following the 1919 season, team

ELBERT, PAGE 7B

Google unveils 'superphone' for use on multiple carriers

MarketWatch

San Francisco, Calif. — Google Inc. on Tuesday unveiled its boldest effort yet in the market for advanced mobile phones: a new device that the company will sell directly to consumers to challenge Apple Inc.'s popular iPhone.

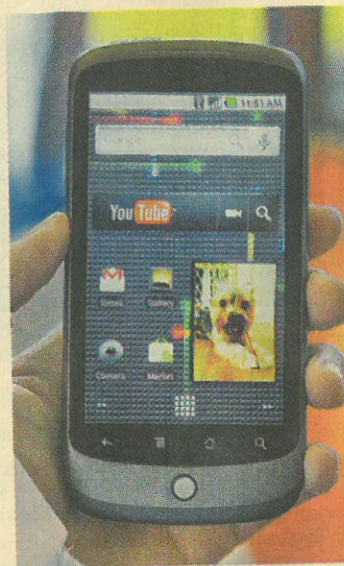
The new phone, dubbed Nexus One, is being manufactured by Taiwanese firm HTC. But the device is based on Google software and was designed in tandem with the search giant.

While a number of devices based on

Google's software already have been released, the Nexus One represents a significant challenge to the established model of selling mobile phones. That's because Google is taking a direct role in selling the Nexus One, including "unlocked" versions that aren't provided with service plans from specific wireless carriers.

Google is selling the Nexus One through an online store starting Tuesday, where both unlocked versions and

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The Nexus One phone from Google Inc. is shown at a demo in Mountain View, Calif., Tuesday.

JEFF CHIU/ ASSOCIATED PRESS

Business Watch

From Register staff and news services

Is housing headed for double-dip downturn?

The number of people preparing to buy a home fell sharply in November, an unsettling new sign that the housing market may be headed for a "double-dip" downturn over the winter.

The figures Tuesday came after a similarly discouraging report on new home sales, illustrating how heavily the housing market depends on government help right now.

In October, buyers raced to get contracts signed in time to take advantage of a tax credit for first-time homeowners that was set to expire. It has since been extended into spring — and now prospective buyers are taking their time. The National Association of Realtors said its seasonally adjusted index of sales contracts fell 16 percent from October to November, ending nine months of gains. Economists surveyed by Thomson Reuters had expected only a 2 percent drop.

Kraft selling pizza for Cadbury bid; Buffett opposes

Kraft Foods Inc.'s hostile bid for **Cadbury PLC** grew more contentious Tuesday as Warren Buffett's **Berkshire Hathaway** sternly warned against the deal, as Kraft sweetened its offer.

Kraft plans to sell its North American frozen pizza business, whose brands include Tombstone and DiGiorno, to Nestle SA for \$3.7 billion. It plans to use the proceeds to raise the cash share of its bid for Cadbury.

Berkshire Hathaway, Kraft's largest shareholder, said later Tuesday morning that it voted against Kraft's proposal to issue shares to finance part of the \$16.5 billion bid, saying it was worried it gave Kraft a "blank check" to raise the bid even higher. Buffett previously has said Kraft's prior offers were adequate for Cadbury.

Taiwan lawmakers ban some U.S. beef imports

Taiwanese lawmakers voted Tuesday to ban imports of some kinds of U.S. beef over concerns about mad cow disease, reversing an earlier deal the government had negotiated with Washington.

The legislature's move to reinstate a ban on U.S. ground beef and offal reflects public concern that Taiwanese health officials lack sufficient safeguards to prevent mad cow disease. Taiwan purchased \$128 million in beef products from the United States in 2008. In 2002 — the last full year that the banned beef items were sold on the island — they constituted about 13 percent of total U.S. beef imports.

Long-running negotiations between the sides to drop the partial U.S. beef ban were concluded in October.

Big carmakers report 2009 sales declines

Big automakers are glad to see the end of 2009, the worst year for U.S. sales in nearly 30 years.

Detroit's three automakers and the top Japanese manufacturers — **Honda Motor Co.**, **Nissan Motor Co.**, and **Toyota Motor Corp.** — all saw sharp declines last year, but saw momentum going into 2010.

Last year was brutal for most of the industry as credit froze, the economy and consumer confidence faltered, and unemployment rose. U.S. sales haven't been so bad since 1982.

Sales of smaller, cheaper vehicles, however, helped drive gains. **Hyundai** continued its surge with an 8 percent yearly gain, while its low-cost **Kia** brand reported 2009 sales gains of nearly 10 percent and a 44 percent gain in December.

Stocks of Iowa Interest

	Close	Change		Close	Change
AT&T	28.44	-0.14	Lee Enterprises	3.70	+0.14
Aegon	6.88	+0.05	Lennox	39.43	-0.58
Alcoa	16.13	-0.52	Marsh & McLennan	21.34	-0.53
Alliant Energy	31.06	+0.71	Mediacm	4.85	+0.03
American Equity Life	7.47	-0.16	Meredith	31.47	+0.21
Ames National Corp	20.61	-0.52	MetaFincl	21.26	+0.36
Archer Daniels	31.64	+0.17	MidWestOne	8.09	-0.57
Arts Way	4.20	-0.04	Monsnto	85.27	+1.84
Aviva	13.19	+0.33	NCentBsh	15.98	+0.01
Bank of America	16.20	+0.51	PepsiCo	61.98	+0.74
Berkshire Hathaway B	3327.00	+16.00	Principal Financial	25.59	+0.59
BonTon	10.09	-0.06	Procter & Gamble	61.14	+0.02
Burlington Northern	98.81	+0.01	Qwest	4.46	+0.20
Caseys	30.93	-0.86	Regions Financial	5.60	+0.18
Citigroup	3.53	+0.13	Rockwell Collins	56.36	+0.01
ConAgra	23.21	+0.10	Sauer-Danfoss	11.96	-0.05
Deere	55.85	-0.21	SearsHldgs	87.20	+3.78
DuPont	33.93	-0.33	Smithff	16.17	+0.87
EMC Insurance Group	21.84	-0.47	Target	48.73	+0.18
Exxon Mobil	69.42	+0.27	Terra Industries	35.66	+2.11
FBL Financial	18.94	-0.68	3M	82.50	-0.52
Flexsteel	10.05	+0.25	Tyson	12.47	+0.23
FordM	10.96	+0.68	Union Pacific	66.30	+0.91
Gannett	16.24	+0.89	United Fire	17.67	-0.81
GreenPlns	15.42	-0.50	United Parcel	58.28	+0.10
HNI Corp	27.68	-0.57	US Bancorp	23.46	+0.58
Heartland Express	15.87	+0.05	ValeroE	18.35	+0.46
Heartland Financial	14.25	-0.17	Wal Mart	53.69	-0.54
Hormel	38.48	+0.20	Wells Fargo	28.07	+0.75
ING	10.72	+0.27	West Bank	4.99	-0.04
IntlAsst	14.61	-0.32	Whrlpl	81.78	-0.17
IBM	130.85	-1.60	Winnebago	12.19	-0.16
Iowa Telecom	16.91	-0.10			

Grains & Livestock

CORN
\$4.19, even

FUTURES
Futures trading on the Chicago Board of Trade:
OPEN HIGH LOW SETTLE CHG.

SOYBEANS

SOYBEANS

ELBERT

FROM PAGE 6B

owner Harry Frazee sold his star player, Babe Ruth, who was known as the Bambino, to the New York Yankees for \$100,000. Others on that 1918 Red Sox team followed Ruth to the Yankees. The Red Sox did not win another World Series until 2004.

ARGUMENT: Before 1919, the Red Sox had won five World Series and the Yankees none. From 1920 to 2004, the Yankees won 26 championships and the Red Sox none, prompting Bostonians to believe their team had been cursed when Frazee traded their Bambino to the Yankees.

FACT: On June 9, 2004, Borlaug threw out the first pitch at a Red Sox game at Fenway Park in Boston. Quinn and his family had seats that night atop Fenway's "Green Monster" fence in left field. During the sixth inning, Quinn said, "the skies darkened, lightning struck and with a great clap of thunder a torrential rain fell from the sky, delaying the game for a couple hours."

ARGUMENT: After witnessing the unexpected storm, Quinn said: "It is sometimes possible to tell when an evil spirit has been dislodged, through a physical manifestation, such as a huge storm or a shifting of the Earth."

FACT: Borlaug, through his scientific discoveries and international philanthropy, is credited with saving the lives of more than a billion people worldwide from starvation. That's more lives than have ever been saved

On TV tonight

The late Norman Borlaug is one of six athletes featured in a one-hour television program tonight called "Iowa Sports & Life Heroes."

Also featured in the documentary are Dallas Clark, Tim Dwight and Aaron Kampman, all former University of Iowa football players who went on to play in the National Football League, plus collegiate women's basketball coaches Lisa Bluder of the U of I and Bill Fennelly of Iowa State University.

The program is the fourth in an annual series produced by Des Moines broadcast executive Tommy Thompson. It will air at 7 p.m. on WOI in Des Moines, KCAU in Sioux City and WHBF in Rock Island, Ill. It is also scheduled to run Jan. 14 on KWWL in Waterloo and KIMT in Mason City.

The program will eventually become part of the Iowa Hall of Fame Collection, where similar broadcasts from earlier years feature Iowa athletes Gary Thompson, Dan Gabel, Roger Craig, Zach Johnson and others.

by any other single person in world history.

ARGUMENT: Once the Red Sox were in the grip of evil spirits associated with Ruth's departure, only a larger and more powerful spirit could break the curse. Until Borlaug arrived at Fenway Park, Quinn said, "no sufficiently large good spirit had ever come to confront the evil Bambino."

FACT: Following Borlaug's appearance at Fenway Park on June 9, 2004, the Red Sox went on to defeat the Yankees in the playoffs that year, coming back from a 3-0 deficit. Boston then went on to sweep the St. Louis Cardinals in the World Series.

ARGUMENT: The plain evidence of Borlaug's power is this: The crucial Game 4 of the playoff series with the Yankees was played on Oct. 16, which had been declared Norman Borlaug/World Food Prize Day by the U.S. Senate and the governor and Legislature of Iowa. The Red Sox, of course, won.

Boston is not the only major league team to suffer from a

curse.

The Cubs, the team Borlaug dreamed of joining when he was young, has "The Curse of the Billy Goat."

It was supposedly invoked in 1945 by Billy Sianis, owner of the Billy Goat Tavern, when he and his pet goat were ejected from the fourth game of the World Series because of the goat's objectionable odor. An angry Sianis reportedly placed a curse on the Cubs, who lost that game and the series and have never been back in the World Series since then.

Quinn had suggested last summer that by throwing out the first pitch at a Cubs game, Borlaug might be able to effect a second exorcism at Wrigley Field. But Borlaug died in September.

With a spirit as strong as Borlaug's, though, who knows?

At the end of each season, Cubs fans chant: "Wait till next year."

Borlaug was clearly a Cubs fan. Maybe next summer, he'll work his magic from the sky and end the Billy Goat curse.

GOOGLE

FROM PAGE 6B

those provided with service from T-Mobile USA Inc. are available. Google said that versions with support from Verizon Wireless in the United States, and from Vodafone Group PLC overseas will be available in the spring.

Apple's iPhone is currently provided exclusively in the United States with service from AT&T Inc.

"The Nexus One belongs in an emerging category of devices which we call superphones," said Google executive Mario Queiroz during a media event at its headquarters in Mountain View, Calif., adding that it's "an exemplar of what's possible on mobile phones."

In a demonstration, Google showed off features on the Nexus One such as voice-activated email and interactive, dynamic wallpaper designs.

The Nexus One's widely anticipated release is expected to steal some thunder from the upcoming Consumer Electronics Show in Las Vegas, much as the initial launch of Apple's iPhone did three years ago.

Google said that an unlocked Nexus One will be sold for \$529, and that the model could theoretically be used on both T-Mobile's and AT&T's networks in the United States. A Nexus One version sold with a service plan exclusively on T-Mobile is available for \$179.

Google anticipates providing



ROBERT GALBRAITH/ASSOCIATED PRESS

Google Vice President of Product Management Mario Queiroz called the Nexus One phone 'an exemplar of what's possible on mobile phones' at a news conference in Mountain View, Calif., Tuesday.

the device with more operators in the future, according to Queiroz, while new models from companies including Motorola Inc. are also expected.

Motorola's co-chief executive, Sanjay Jha, appeared alongside Google executives at the Tuesday event, saying that his company isn't threatened by Google's more prominent role in the development and sale of mobile phones. "I don't see it as a threat; I think this is potentially an expansion of the marketplace," he said.

The demand for high-powered smartphones such as the Nexus One and iPhone is increasing, as more people rely on mobile devices they can carry everywhere

rather than personal computers. According to recent data from Forrester Research, some 17 percent of U.S. adult subscribers were using smartphones as of late 2009, up from 11 percent at the same point in 2008.

While the unveiling of the Nexus One underlines Google's desire to tap into that growing demand, it also points to the company's increasing divergence from Apple, as the two settle into more direct competition.

For example, Google has alleged that Apple rejected its Google Voice application, which enables mobile calling that bypasses traditional telecom networks, from use on the iPhone.

LAWSUIT

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building, a major cog in the redevelopment of downtown in the early 1990s and home of the Des

as Stanbrough and two partners, failed to comply with several loan requirements, including paying property taxes and maintaining a combined liquidity position of \$1.2 million. The lawsuit says that the company owes a total of

managing more than 30 buildings in receivership — a number likely to grow before it gets smaller, he said.

"Commercial values are going to continue to decline until we start getting some lending for people