MINUTE ITEM
This Calendar Item No. 63
was approved as Minute Item
No. 63 by the State Lands
Commission by a vote of 2
to 0 at its 12/13/88
meeting.

CALENDAR ITEM

A)
)Statewide
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63

12/13/88
W 23602
Chatfield

AUTHORIZATION TO SOLICIT BIDS FOR A CONSULTANT
FOR THE SCHOOL LAND ASSET MANAGEMENT PROGRAM

The staff seeks to develop a program for the State's school lands which aggressively pursues exchanges, sales, and investment in new revenue-producing properties to increase revenues for the State Teachers Retirement Fund. A consultant report and a staff report each analyzed the alternatives and both recommended the acquisition of outside expertise to assist the staff.

The consultant is needed chiefly to evaluate investment decisions which would involve the School Land Bank Fund, now totalling over $2.7 million. The contractor would: (1) evaluate improved and unimproved land purchase opportunities (and proposed land sales and exchanges) for their potential to generate revenue and to enhance the value of the school land asset; and (2) make recommendations on such transactions to the Commission.

The proposed contract in the not-to-exceed amount of $60,000 would provide such services for the remainder of this fiscal year.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: N/A.

(ADDED 12/12/88)

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

   Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.

2. AUTHORIZE THE STAFF TO ISSUE A REQUEST FOR PROPOSALS, FOR AN AMOUNT NOT TO EXCEED $60,000, FOR A REAL ESTATE INVESTMENT CONSULTANT WHO WOULD ANALYZE AND MAKE RECOMMENDATIONS TO COMMISSION ON THE FINANCIAL VIABILITY OF PROSPECTIVE TRANSACTIONS AFFECTING STATE SCHOOL LANDS.

(ADDED 12/12/88)