

# Memorandum

**To:** Chair and Commissioners

**Date:** November 21, 2002

**From:** Diane C. Eidam

**File:**  
Reference Number 4.4  
Information

**Ref.: REPORT BY AIRSPACE ADVISORY COMMITTEE**

This is an information item from the Airspace Advisory Committee Chair, Nina Gruen. Nina will provide a brief summary at the December 12, 2002 Commission meeting, regarding the AAC and its accomplishments for 2002.

## **Background**

In the early and mid 1980's, the real estate development issues requiring oversight by the commission were becoming increasingly more sophisticated. As a result, in 1986, the Commission created the Airspace Advisory Committee to serve in an advisory role to both the Commission and Caltrans in the review of proposed airspace (real estate) development leases and joint development. In October 1994, the Commission directed the Airspace Committee to also review and comment on the Department's asset management and excess land activities, and then again in July 1997, it directed the AAC to review and comment on the Department's Telecommunications Program. The ten current members (see attached list) are all from the private sector with a wide range of expertise in finance and property development/management. The primary objective of the Committee is to assist in maximizing State income from leasing and managing Caltrans properties while remaining removed from the political arena. The members are volunteers and receive only travel expenses for their efforts. As such, they serve as very valuable consultants.

**Airspace Advisory Committee Members**

<p><b>Nina Gruen - Committee Chair</b>          Principal - Gruen Gruen &amp; Associates - San Francisco          Over 35 years experience in market analysis and land use planning. Has served on the Committee since 1991.</p>	<p><b>William Hauf - Committee Vice Chair</b>          Principal - William J. Hauf Company - San Diego          15 years experience in real estate development and finance. Has served on the Committee since 1993.</p>
<p><b>Roslyn Payne</b>          Principal - Jackson Street Partners - San Francisco          Over 30 years experience in real estate development, finance and investment banking. Has served on the Committee since 1993.</p>	<p><b>John Glassmoyer</b>          First Vice President CB Richard Ellis, Inc. – Southern California          Over 23 years of experience in commercial real estate brokerage and development. Has served on the Committee since mid-2000.</p>
<p><b>Wylie Greig</b>          Principal and Director of Research for RREEF Management Company - San Francisco          Over 20 years experience as a land use economist and market analyst. Has served on the Committee since 2000.</p>	<p><b>George Moss</b>          Chairman Moss Group - Encino, Los Angeles County          45 years experience in real estate development, management, financing and investment. Has served on the Committee since 2000.</p>
<p><b>Jack Nagle</b>          Partner - Goldfarb &amp; Lipman - Oakland          20 years experience in redevelopment/real estate transactions representing local public agencies and private developers. Has served on the Committee since 2001.</p>	<p><b>Peter Inman</b>          Inman &amp; Associates - Irvine          Over 30 years experience in real estate investments, development and consulting. Served on the Committee from 1986 to 1996, and since 2002.</p>
<p><b>Michael Ross</b>          Managing Director, Colliers-Seeley - Los Angeles          Over 21 years experience in commercial real estate, brokerage, investment and finance. Served on the Committee since 2002.</p>	<p><b>Walter Mosher, Jr. Ph.D.</b>          President, Precision Dynamics Corp.          Over 40 years experience in the transportation field. Served on the Committee since 2002.</p>
<p><b>Commissioner Allen M. Lawrence - CTC Liaison</b>          Appointed to the Commission by Governor Davis in January 2000. Appointed as Liaison to the Airspace Advisory Committee in January 2001.</p>	<p><b>Kathie Jacobs - CTC Staff Liaison</b>  <b>Barry Cowan - Caltrans, Airspace</b>  <b>Bruce Wilson - Caltrans, Airspace</b>  <b>Peter Schultze - Caltrans, Airspace</b></p>

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November 22, 2002

Commissioners  
California Transportation Commission  
1120 N Street  
Room 2221, MS 52  
Sacramento, CA 95814

Dear Commissioners:

I was delighted to learn that I have been invited to make a brief oral presentation to your December 12th Commission meeting. Attached is a matrix that summarizes the AAC's 2002 accomplishments. I would be pleased to answer any questions concerning the enclosed that you may have.

Cordially,



Nina Gruen  
AAC Chair

NG/jl  
Enclosure



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**CALIFORNIA TRANSPORTATION COMMISSION  
AIRSPACE ADVISORY COMMITTEE – 2002 ACCOMPLISHMENTS**

<b>Activity</b>	<b>Location</b>	<b>Parcel Size</b>	<b>Accomplishment</b>	<b>Status</b>	<b>Sale Price</b>
Direct Sale	City of Clovis	10.6 +/- acres (7 parcels total)	After review, had Dept. add language to sale that if at resale proceeds exceed the \$2.9 million sale price that the City agrees to split 50/50 with the State those proceeds, less any cost they may incur not to exceed 10%.	Commission approved the direct sale in January 2002.	\$2,920,000
Direct Sale	City of El Cajon	6 +/- acres (1 parcel)	Committee determined it'd be in the best interest of the State to take the property out to public bid starting at \$2.2 million.	Site went to public auction on May 21, 2002.	\$2,907,500
Direct Conveyance	City of Oakland	97,500 sf	Went to the Commission without a Committee recommendation.	Commission approved the direct conveyance in June 2002.	\$666,180
Airpace & Telecommunications Progress Reports			Committee recommended to the Commission to approve the renewal of the Wireless Licensing Program.	For FY 2001-02 there is a 4% decrease from last year. This can be explained in that it is due to seismic retrofit projects and that less airspace has been available.	\$18,316,629
Business Plans			Committee reviewed and commented on the Airspace, Excess Lands, and Asset Management Business Plans.	Committee has asked that all the Plans a status of accomplishments from the previous year's plan.	