

Monday, March 20, 1989

## Congress considers new procedure for granting aid to college students

### Bill would make civil service work mandatory for grants, loans

By Kelly S. Brown  
STAFF WRITER

Students wanting a loan or grant from the federal government will have to do civil service work before getting any money, if legislation pending Congress is approved.

Tammy Tobin, a member of the Graduate Student Council, said a problem exists with the current federal loan system, while a problem also resides with the lack of people helping in civil service.

“So to remedy the situation, Congress put the two problems together hoping they'd solve each other,” Tobin said. “Students defaulting on their loans is a legitimate concern, and a decrease in civil service sign-up also is a legitimate concern, but other means of solving the situation are out there.”

Tobin said the National Association of Graduate Students (NAGS) believes a better solution would be to have the civil service work as an option.

“It would be a great way for someone to earn \$10,000 to \$20,000 without having to pay it back, but requir-

ing it is too extreme,” she said.

The bill, sponsored by Senator Sam Nunn, has a grandfather clause stating that any student already receiving a federal loan or grant will not be required to do civil service work.

Under the proposed bill, students would work one to two years for civil service, making a \$100 per week living allowance. And after completion of one year, for example, the student would receive a \$10,000 tax-free grant that could be applied only to tuition, the cost of education or

buying a new home.

Students are exempt from the bill when no positions are available in the area, if they're over 26 years old, if they're handicapped, or if the student has extreme personal circumstances.

Tobin said the prime fault with the bill is the negative impact it will have on the lower economic class.

The United States Students Association and NAGS are asking students to call their local congressmen and voice opposition to the legislation.

## Taxes stocked politician's land with quail

AUSTIN (AP) — Taxpayer money was used to stock quail on the ranch of Texas Parks and Wildlife Commission Chairman Charles D. Nash Jr., although such stocking was stopped years ago because it was unsuccessful, a newspaper reported Sunday.

The commission also spent at least \$10,000 to stock wild Rio Grande turkeys on two ranches owned by Texas House Speaker Gib Lewis, according to records obtained by the *Dallas Morning News* from the Parks and Wildlife Department.

Neither Lewis nor Nash received special treatment, department employees said, although they acknowledged that neither entered into formal agreements with the state, as is usually required in stocking programs.

Such agreements generally prohibit hunting the stocked animals for five years and allow the state to bill the federal government for up to 75 cents of every \$1 spent.

Don Wilson, department program leader for upland game, said 53 Gamble's quail were stocked on Nash's 11,000-acre ranch in Val Verde County in 1988 and disappeared almost immediately.

“Unfortunately, they just took off. We never saw them after that,” he told the *Morning News*.

A San Marcos automobile dealer, Nash was appointed to the Parks and Wildlife Commission in February 1987 by Gov. Bill Clements. He was named chairman in July 1988.

Wilson said he didn't know what it cost the state to stock the quail, but said department employees spent about three days trapping the birds at the Ocotillo Wildlife Preserve in Presidio County.

Nash's ranch is about 75 miles east of the outer limit of the normal habitat of the Gamble's quail, according to Wilson. He said Nash had agreed to plant the winter grains on his ranch the birds would need to survive.

The department discontinued a quail stocking program in 1966 because it was unsuccessful, Wilson said. But, he said, after consulting with an Arizona biologist he became convinced it might work on Nash's property.

Wilson said no formal habitat study was conducted before the stocking, as is normally required, “because I was familiar with the ranch.”

“I felt like this was a small investment and it could have been a good thing for the state if it had worked,” he said.

On Lewis' ranch near Milford in Ellis County,

118 Rio Grande turkeys were stocked beginning in January 1987 to try to establish the birds in that part of Texas, records show.

Although the habitat was considered “marginal,” the turkeys are doing well, said Bill Brownlee, director of programs for the department.

The department earlier stocked 45 of the turkeys on Lewis' Williamson County ranch. They have fared so well that a third stocking was canceled, Brownlee said.

He said Lewis didn't receive any special treatment, noting that the department has never refused a request for turkeys from anyone with a suitable place.

Brownlee said he did not know what the stockings cost the state. Wilson said the costs have ranged from \$66 to \$93 per bird.

The department does not charge landowners for turkey stockings, Brownlee said.

Brownlee said a written agreement with Lewis was not needed because the state already had exhausted its allotment of federal wildlife restoration funds at the time.

## Insurance agencies in state foreclosing in record numbers

DALLAS (AP) — Life insurance companies are foreclosing on commercial properties at record rates, and most of the problems appear to be in Texas.

One insurance company, Hartford, Conn.-based The Travelers, foreclosed on 47 commercial properties in Texas last year, representing more than \$280 million in outstanding loans, according to statements filed with the state insurance department in Austin.

Nationally, The Travelers foreclosed on 96 properties representing more than \$535 million in loans, the *Dallas Morning News* reported.

Some cases involved some of the strongest and most established developers in the business.

Aetna Life Insurance Co. of Hartford, Conn., for instance, recently took back an industrial property in suburban Richardson from Dallas-based Trammell Crow Co.

Equitable Life Assurance Society of New York earlier this month foreclosed on Dallas-based Lincoln Property's 21-story Turtle Creek Centre in the Oak Lawn area. Equitable loaned \$44 million, or the equivalent of 145 a square foot, on the 300,000-square-foot building in 1986.

“There is a lot of concern that today's underperforming property will become the distressed property of tomorrow,” Paul Saylor, a principal in the Atlanta office of Institutional Property Consultants said. Saylor helps pension fund managers and other institutional investors evaluate performance and prospects of real estate investments.

Insurance companies invest in real estate two ways.

Direct ownership, or equity, investments typically account for between 2 percent and 4 percent of a company's total assets.

Mortgage investments, in which a company lends the money for a project, typically account for about 20 percent or more of total assets.

Some insurance executives say the commercial real estate cycle has hit bottom and have funds available for new purchases in Texas, especially in Dallas and Houston.

But many look for a long turnaround of three to seven years. They say there is too much real estate available and too many uncertainties with the ongoing bank and S&L situation.


“We're optimistic that we may be able to invest in Texas again someday, but not now,” Mike Townner, real estate vice president at New York Life, said.

With more than \$490 million in loans on Texas urban properties, New York Life foreclosed on 10 Texas commercial properties in 1988, representing loans of \$57 million. The company foreclosed on 21 commercial properties nationally representing loans of \$121 million.

The New York City-based company has seen one of the most dramatic increases in problem loans. At the end of 1985, New York Life listed just \$500,000 in foreclosed commercial and agricultural property on its books. At the end of 1988, that number had increased to \$100.3 million.

Travelers appears to be the hardest hit company. It also is more concentrated in Texas than any of the other large life insurance companies.


In its annual statements on file in Austin, the company said it had urban loans — mainly for commercial projects like office buildings, apartments and shopping centers — of \$1.4 billion in Texas.



## A. K. Psi OPEN GOLF TOURNAMENT

FOUR MAN SCRAMBLE  
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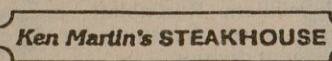
Entrance into a drawing for two American Airline tickets to anywhere in the continental U.S.  
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Golf Carts  
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winner of “longest putt made” wins a dinner for two from Cenare Restaurant

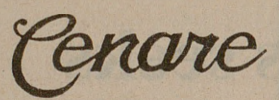
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A) \_\_\_\_\_ T-shirt size \_\_\_\_\_

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Telephone Number \_\_\_\_\_

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Preferred tee time (begin @ 10:00 \_\_\_\_\_)

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## Texas A&M Flying Club

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Interested people are urged to attend our meeting  
**Tuesday, March 21 at the Airport Clubhouse**



**For information**  
**Call President Bodie Kirby 822-3788**

**7:00 p.m.**

MSC JORDAN INSTITUTE FOR INTERNATIONAL AWARENESS

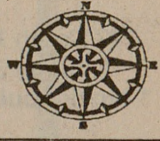


## JORDAN FELLOWS LECTURES

**March 23, 1989, 7:00PM, Memorial Student Center, Room 206**

Karen Antell:	German Democratic Republic
Eric Henderson:	Spain
Scott Rosen:	People's Republic of China

These presentations relate recent student experiences of research and study in preparation for careers concerned with international affairs.



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