

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

Legislative Office Building, Room 201

Concord, NH

Wednesday, October 26, 2016

MEMBERS PRESENT:

Rep. Gene Chandler, Chair

Rep. John Cloutier

Rep. Mark McConkey

Rep. David Danielson

Rep. Edmond Gionet (Alt.)

Sen. David Boutin

Sen. Nancy Stiles

Sen. Regina Birdsell

ALSO PRESENT: Meredith Telus
Governor's Office

Michael Connor
Department of Administrative Services

(Meeting convened at 10:48 a.m.)

(1) Acceptance of Minutes of the June 14, 2016, meeting as Amended and the August 16, 2016, meeting.

GENE CHANDLER, State Representative, Carroll County,
District #01: Okay. Here we go. We're ready. Okay. Here we go. Sorry to be late folks. Long Range Capital Planning, acceptance of the minutes of the June 14th meeting and --

**** DAVID DANIELSON, State Representative, Hillsborough County,**
District #07: So move.

NANCY STILES, State Senator, Senate District #24: Second.

CHAIRMAN CHANDLER: Senator Danielson moves, seconded by Senator Stiles to approve the minutes. Any questions or discussion? If not, all those in favor say aye? Any opposed? Motion carries.

*** {MOTION ADOPTED}

(2) Old Business:

(3) New Business:

CHAIRMAN CHANDLER: New Business. Disposal of real estate. Old Business. We have to -- sorry about that.

CHRISTOPHER SHEA, Deputy Legislative Budget Assistant, Office of Legislative Budget Assistant: Right.

CHAIRMAN CHANDLER: I skipped right over that. We tabled an item up at Plymouth State University. The Department wishes to withdraw that request. In order to do that we need to take it off the table and then they will be able to withdraw it. So we have a motion to remove item 16-018 from the table. Senator Stiles.

REP. DANIELSON: Second.

CHAIRMAN CHANDLER: Seconded by Representative Danielson. Any questions or discussion on this procedure? All those in favor removing the item from the table say aye? Any opposed? Motion passes.

*** {MOTION ADOPTED}

CHAIRMAN CHANDLER: And the item is off the table and I believe that's all we need to do; right?

MR. SHEA: That's correct. There's a letter from the Department to remove the item.

CHAIRMAN CHANDLER: Right.

MR. SHEA: It's in your packet.

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CHAIRMAN CHANDLER: Is there anyone here from the Department? I had a question because I wanted to drive down around there today. The theory behind doing this is not to -- so nothing is going to happen there; right? I mean, we are not going to wake up some morning and the reason we didn't want to do this was to clear that whole area. We are not going to wake up and find it cleared, are we?

PHILLIP MILES, Department of Transportation: Correct. No. At this point we are not going to pursue this lease.

CHAIRMAN CHANDLER: Okay. Thank you. Okay, very good. Thank you. New Business. Item number 16-026, Department of Administrative Services. They are going to lower the price of the Ashland Liquor Store. I don't know, is there anyone here that wishes to -- good morning.

MICHAEL CONNOR, Deputy Commissioner, Department of Administrative Services: Mr. Chairman, and Honorable Members of the Committee, my name is Mike Connor, and I work for the Department of Administrative Services where I serve as a Deputy Commissioner. I'm here today to seek your approval to reduce the sale price of the former liquor store in Ashland from 1,100,000 to 650,000 plus an administrative fee of \$1,100.

Due to its location near Exit 24 Interstate 93, we were hopeful that the property would generate a great deal of interest from the fast-food industry and receive some offers in excess of the appraised value of the \$610,000. Despite the efforts of the Norwood Group, we have not received any offers within our original listing price. As a result, we are requesting that we lower the listing price to \$650,000, plus an administrative fee of 1,100 which is more in line with the appraisal. I thank you for your consideration. I'll be glad to answer any questions.

CHAIRMAN CHANDLER: Okay. Yes, Senator Stiles.

SEN. STILES: I have a question. Thank you, Mr. Chair. Have you had any queries at all?

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MR. CONNOR: Not at this price. I mean, we have had some people interested but not at this price. We have not had any offers at the \$1,100,000 range.

SEN. STILES: Follow-up.

CHAIRMAN CHANDLER: Further question.

SEN. STILES: Have you had any suggestion as to what they might offer?

MR. CONNOR: Well, we're working with our folks here internally and our recommendation with the Norwood Group and the Liquor Commission is 650,000, which is in line with the appraisal of 610,000.

SEN. STILES: Okay. Thank you.

CHAIRMAN CHANDLER: I will add, I was a little uneasy at that price when we did it. It just seems clearly -- and nothing against the Town of Ashland, it's a very nice place, but just seemed too optimistic for that sight. I mean, you can see it kind of thing.

MR. CONNOR: We were optimistic. We didn't want to aim low and miss an opportunity to get revenue for the State and gave it a shot.

CHAIRMAN CHANDLER: Yeah, I think this will attract something. Yes.

REP. DANIELSON: Just following along your thoughts. I think some of the questions we asked at the time was is this realistic? Can we do this? And I think you gave us the same kind of indication then. You thought you wanted to try it.

MR. CONNOR: Yes.

REP. DANIELSON: And see what -- so the question would be now have we given it enough time in the marketplace?

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MR. CONNOR: We believe so, yes.

REP. DANIELSON: This is a fairly substantial reduction. So the question now is have we reduced it enough or are we still a little over the market price?

MR. CONNOR: Well, in talking to our folks here, we feel that it's near, you know, there were some discussion in that range of 610,000 which is what the appraisal is. So we feel within that range of 650 where we can draw some interest and sell the property.

REP. DANIELSON: Thank you, Chair.

CHAIRMAN CHANDLER: When you get 550 let it go. Any other questions?

****** SEN. STILES: Move approval.

CHAIRMAN CHANDLER: Did we have a motion?

REP. JOHN CLOUTIER, State Representative, Sullivan County, District #10: No.

CHAIRMAN CHANDLER: Okay. Senator Stiles moves we approve item 16-026.

DAVID BOUTIN, State Senator, Senate District #16: Second.

CHAIRMAN CHANDLER: Second by Senator Boutin. Any further questions, discussion? If not, all those in favor say aye? All opposed? Motion carries. Item 16-026 is approved.

***** {MOTION ADOPTED}**

CHAIRMAN CHANDLER: 16-027, the Department of Resources and Economic Development requests approval to surplus a tenth of an acre.

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****** SEN. BOUTIN: Move to approve.

CHAIRMAN CHANDLER: Senator Boutin makes a motion to approve the item. Is there a second?

REP. CLOUTIER: I'll second that motion.

CHAIRMAN CHANDLER: Seconded by Representative Cloutier. Are there any questions or discussions? If not, all those in favor say aye? Any opposed? Motion carries.

***** {MOTION ADOPTED}**

WILLIAM CARPENTER, Administrator, Division of Forests and Lands, Department of Resources and Economic Development: Thank you.

(4) Miscellaneous:

(5) Informational:

CHAIRMAN CHANDLER: We have two -- two late items. And I -- Mr. Gamache, you'll explain both of them?

CHRISTOPHER GAMACHE, Chief of Trails Bureau, Department of Resources and Economic Development: Yes, sir.

CHAIRMAN CHANDLER: Okay. The first one is 16-028 regarding approval of the 20-foot wide portion of the North Stratford-Beecher Falls Rail trail to the Town of Canaan, Vermont, et cetera, et cetera, and that's item 16-028 and recognize Chris Gamache.

MR. GAMACHE: Thank you, Mr. Chairman, Members of the Committee. For the record, my name is Chris Gamache, Chief of the Trails Bureaus at DRED.

This item is a little of a unique one. Certainly going through CORD and the others. The State of New Hampshire owns this railroad bed in the State of Vermont. So we're the property

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owner in the abutting state. So this came as a request from the Town of Canaan, Vermont, to put a firefighting and water pressure line within the railroad bed. And we have been working with them for a while now to let them ideally put this water line in the railbed as opposed to digging up one of the Vermont state highways to bury it. In exchange, we would get a lot of trail improvements on this railroad corridor in the North Country. We figured the easement and the improvements are both equal at about four to \$5,000 in value overall. So we're trying to help out just the local community up there. This will, ultimately, down the line we'd be coming back to this group sometime in the spring because the Town of Stewartstown is looking to connect to this water line as well. So we would get multiple improvements that would save us the money of doing it. We would give them a 20-foot wide utility easement that be buried in the railroad bed. They would have to meet all railroad engineering specs in the event that rail was ever to return to this line. And I guess that's it on the quick.

CHAIRMAN CHANDLER: I think this came -- I don't know -- desperation call I guess you might say from one of the Coos County Commissioners concerning both of these items. But so if I understand it correctly, this is important 'cause the nursing home or the county facility in West Stewartstown is planning to hook-up to this water system, I believe.

MR. GAMACHE: Yes, Mr. Chairman.

CHAIRMAN CHANDLER: This needs to be done before that.

MR. GAMACHE: Correct.

CHAIRMAN CHANDLER: It's part of their grant that they had to do it, the work, part of this or something needed to be done this fall.

MR. GAMACHE: My understanding is the grant to the Town of Canaan has for this improvement some work has to be done this year or they will lose some of that grant funding. This is the first section of line that would have to be in place and then,

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yes, the Town of Stewartstown is looking to connect the Coos County Nursing Home and Correctional Facility further down this railroad bed to this line as well.

CHAIRMAN CHANDLER: Right. And my understanding the Coos County Commissioners and/or delegation has already voted to --

MR. GAMACHE: Correct.

CHAIRMAN CHANDLER: -- to go through that hook-up to provide the water.

** SEN. STILES: Approve it.

REP. DANIELSON: Second.

CHAIRMAN CHANDLER: Senator Stiles moves that we approve item 16-028. Who second? Representative Danielson seconds the motion. Any further questions or discussions? All those in favor say aye? Motion -- opposed? The motion carries.

*** {MOTION ADOPTED}

CHAIRMAN CHANDLER: The item is approved. Item 16-029. Go ahead.

MR. GAMACHE: Thank you, Mr. Chairman. This one and -- first off, I do want to thank the Committee as well for entertaining both of these as late items. We were looking to come to a later meeting, but the county really wanted to push these along a little faster. This request is for us to work with an abutting landowner on the same railroad bed in Stewartstown named Rosaire Marquis. He had previously been leasing three-pieces of this railroad bed from the Department of Transportation. When DOT transferred it to us, we discovered later he'd been leasing these and been paying local property taxes on them.

So he asked whether he could acquire the three parcels in question. He owned a local garage on Route 3 that burnt down

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about six years ago, and he's been unable to rebuild because we actually own half of his foundation. We worked with him. He owns about 20,000 acres of land in the North Country, and we have public recreational trails as part of the snowmobile and OHV networks on all of his lands. And he is willing to give us permanent in perpetuity deeded trail easements on those lands. We're looking to transferring less than a half acre of total property to him in exchange for about six miles of public trail. And we are also requesting to waive the administrative fee of \$1100 on this request because he wouldn't be able to come up with it.

****** REP. DANIELSON: Move approval.

SEN. BOUTIN: Second.

CHAIRMAN CHANDLER: Well, I don't need to say it. Yes, Mr. Shea.

MR. SHEA: Just two things. The Committee's only approving number 1 and 3. Number 2 is not necessary for any action on item 16-029. And if you turn to the last page of 16-029.

CHAIRMAN CHANDLER: Well, 16-029 includes all three of those?

MR. SHEA: No. Number two is not necessary. That should have maybe been just part of the explanation. But, again, because we got this late, we didn't have an opportunity --

CHAIRMAN CHANDLER: Item 16-029 should only include numbers 1 and 3?

MR. SHEA: Right, that's all that this Committee is approving.

CHAIRMAN CHANDLER: Okay. So that's your motion.

SEN. BOUTIN: Yeah.

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CHAIRMAN CHANDLER: Whoever moved this.

REP. DANIELSON: I did.

CHAIRMAN CHANDLER: You moved it and --

SEN. BOUTIN: And I seconded it.

CHAIRMAN CHANDLER: -- you seconded it. So the motion would be approve item 16-029, items Section 1 and 3 on the requested action; right?

MR. SHEA: Right. Then there's one other piece you might want to include in the motion. If you turn to the last page, the utility easement. The utility easement that you have on this page for 16-029 should be on 16-028. And the easement that's on 16-028 should be on 16-029. These are just on the wrong items.

CHAIRMAN CHANDLER: We'll do those a separate motion. Right now the motion before us is to approve on your requested action sheets Item No. 1 and 3. Okay. Everyone clear on that? The people who made the motion okay? All right. All those in favor? Opposed? The motion carries.

***** {MOTION ADOPTED}**

CHAIRMAN CHANDLER: Now so the easement that's mentioned --

MR. SHEA: Representative Chandler, you don't need to make a motion. I just wanted to make the Committee aware that they're on the wrong page and that the Department would need to swap those when the item --

MR. GAMACHE: That when I was stapling them yesterday I stapled the wrong things together.

CHAIRMAN CHANDLER: Okay. That's simple. Okay. Then you're all set.

MR. GAMACHE: Thank you.

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CHAIRMAN CHANDLER: Very good. Thank you. Okay. To the best of my knowledge that concludes our business; is that right?

** SEN. BOUTIN: Move to adjourn.

SEN. BIRDSELL: Second.

REP. CHANDLER: We'll recess until the call of the Chair.

(6) Date of Next Meeting and Adjournment:

MR. SHEA: Well, you're going to have to schedule a meeting.

CHAIRMAN CHANDLER: We will have something to do with Long Range. We are not sure Capital Budget. But I guess I'd do -- I'll put it, as I said, the end of the month. So November 30th and at 10 o'clock, I guess.

SEN. BOUTIN: 10 o'clock.

CHAIRMAN CHANDLER: So that we need; right, because we have to approve the plan?

MR. SHEA: Yeah, your biennium report.

CHAIRMAN CHANDLER: The report we have to approve, and we have a couple things coming in.

MR. SHEA: We have been reached out by a couple of agencies.

CHAIRMAN CHANDLER: It comes before Capital Budget. Okay. We'll be in recess until November 30th, or the call of the Chair or something else. Thank you very much.

(Recessed at 11:02 a.m.)

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CERTIFICATION

I, Cecelia A. Trask, a Licensed Court Reporter-Shorthand, do hereby certify that the foregoing transcript is a true and accurate transcript from my shorthand notes taken on said date to the best of my ability, skill, knowledge and judgment.

Cecelia A. Trask
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